



**Three Households, Chalfont St. Giles, Buckinghamshire, HP8 4LW**

**£595,000**

**SIMON COLMAN**  
**exp**

 [simoncolman.expuk.com](https://www.simoncolman.expuk.com)  
 [simoncolman@expuk.com](mailto:simoncolman@expuk.com)  
 01494 871991



**Council Tax Band: E**

**EPC: D**

**Tenure: Freehold**

**Property Type: End of Terrace House**

**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

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**QUOTE REF: SC-1620** An end of terrace Grade II Listed Period cottage with accommodation over three floors; and a delightful south facing garden and parking space.

- BEAMED CHARACTER HOME
- SOUTH FACING GARDEN
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- KITCHEN-BREAKFAST ROOM
- PERIOD FEATURES
- OFF-STREET PARKING
- CLOSE TO AMENITIES
- GRADE II LISTED





## THE PROPERTY

Reputed to be one of the three original cottages of Three Households, this delightful home blends historic charm with practical living space. Positioned on the edge of open countryside, it enjoys a peaceful setting while remaining close to local amenities.

The front door opens to the Living Room with high ceiling and exposed beams, tiled flooring, creating a warm and inviting atmosphere. Hatch to gas fired central heating boiler installed approximately 4 years ago. There is a door to the Garden.

The Kitchen is fitted with a deep glazed sink, fitted cupboards and drawers, marble worktops, space for a range cooker & refrigerator. Integrated dishwasher, plumbing for washing machine. Wood flooring, further exposed beams, understairs storage cupboard.

Step down to the Dining Room with exposed beams, a brick fireplace with beam above housing a wood burning stove. Door to the front.

The ground floor also benefits from a cloakroom/shower room, fitted with a shower cubicle, WC, hand basin, wood-panelled walls, tiled floor.

On the first floor, the landing feels bright and spacious, featuring exposed beams and a useful storage cupboard. There are two well-proportioned bedrooms and a bathroom fitted with a roll-top bath with shower attachment, WC, and vanity unit set within a tiled surround. The room is complemented by wood-panelled walls, exposed beams, and wood flooring.

Stairs rise to the second floor, where a further bedroom can be found offering a cosy yet characterful retreat, complete with exposed beams, eaves storage and cupboard.

## OUTSIDE

The garden is a particular feature of the property, approached via brick pathways and terracing leading to a level lawn. It includes an ornamental fish pond, well-stocked flower beds, shrubs, and a seating area—ideal for relaxing or entertaining.

A pathway leads to the front of the property, where off-street parking is available.



Approximate Gross Internal Area  
 Ground Floor = 50.8 sq m / 547 sq ft  
 First Floor = 28.7 sq m / 309 sq ft  
 Second Floor = 12.8 sq m / 138 sq ft  
 Total = 92.3 sq m / 994 sq ft

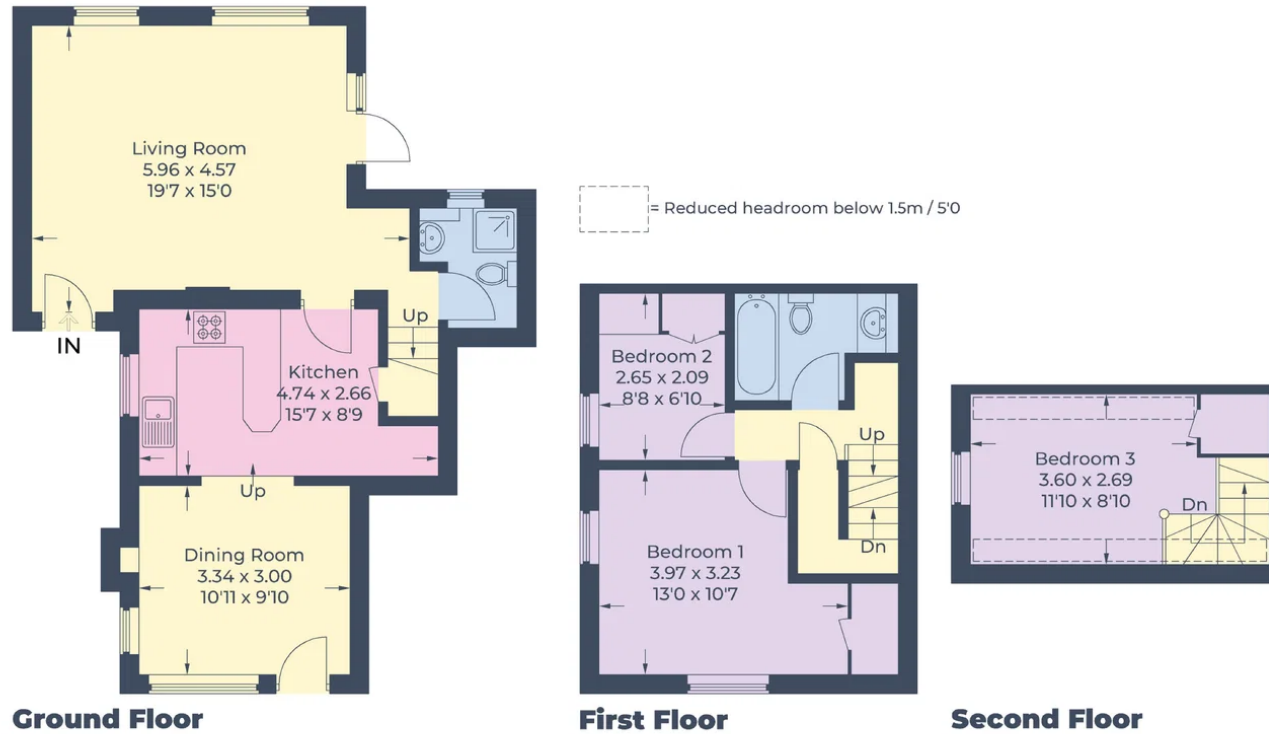


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01494 871 991

simon.colman@exp.uk.com

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