



MILTON FIELDS, CHALFONT ST. GILES

COLMAN  
&CO



## 39, MILTON FIELDS CHALFONT ST. GILES HP8 4ES

A family house backing South in a quiet and popular location within a short walk of local schools and the Village centre.

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WELL PROPORTIONED FAMILY HOME  
WALKING DISTANCE LOCAL SCHOOLS  
PRIVATE SOUTH FACING GARDEN  
QUIET LOCATION CLOSE TO VILLAGE CENTRE  
4 BEDROOMS - 2 RECEPTION ROOMS  
SMALL COMPUTER ROOM  
INTEGRAL GARAGE WITH POTENTIAL FOR CONVERSION STPP  
LARGE KITCHEN - BREAKFAST ROOM  
EPC = D

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### THE PROPERTY

A well-presented, extended and modernised family home offering spacious bright and airy accommodation in a sought-after residential setting.

This attractive detached property features a generous kitchen breakfast room, a comfortable sitting room with garden access, and four bedrooms including an en suite, complemented by a separate family bathroom.

### ACCOMMODATION

Enclosed entrance with door to the entrance hall, with two understairs cupboards and access to the integral garage.

Cloakroom with WC, pedestal basin and tiled walls.

Sitting room with an open fireplace, stone surround and gas fire, remote-controlled retractable sun awning and sliding doors to the garden, with a wide arch opening to the Dining room with floor-to-ceiling windows and a remote-controlled awning.

Kitchen/breakfast room fitted with a range of floor and wall units, space for oven with extractor above, integrated dishwasher, plumbing for washing machine, side door.

On the first floor, landing with a heated linen cupboard and pull-down ladder to partly boarded loft space.

Bedroom 1 with built-in wardrobe and door to en suite shower room with WC, vanity basin, shower cubicle and tiled walls and floor.

Bedroom 2 with two built-in wardrobes and adjoining study or dressing room.

Bedroom 3 with built-in wardrobe and bedroom 4.

Family bathroom with panel-enclosed bath and shower attachment, pedestal basin, WC, separate shower cubicle and tiled walls and floor.

### OUTSIDE

The front garden is partly screened by hedging, with access to the driveway providing parking for two to three cars.

There is an area of lawn with mature shrubs and gated side access to the rear south-facing garden, which is well enclosed by fencing and planting.

A sun terrace with steps leads down to a good-sized level lawn bordered by a variety of shrubs and trees, with a pergola and further steps leading to an additional garden area.

Brick-built store housing the gas-fired central heating boiler.

Integral garage with light and power, and door to the entrance hall.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont.

For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer.



## GENERAL

Local Authority  
Buckinghamshire Council

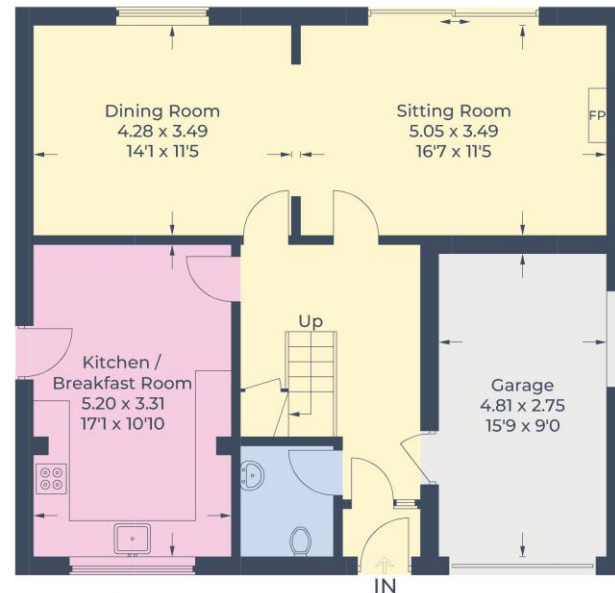
Services  
Mains water, gas and electricity.

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Approximate Gross Internal Area  
Ground Floor = 85.2 sq m / 917 sq ft  
First Floor = 74.2 sq m / 799 sq ft  
Total = 159.4 sq m / 1,716 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
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