



Sussex Close, Chalfont St Giles, Buckinghamshire HP8 4PP

£1,000,000

SIMON COLMAN
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EPC: C

Council Tax Band: G

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

QUOTE REF: SC-1620 Simon Colman presents a stylish family home extended to provide well proportioned accommodation on both floors. There are three reception rooms, all of good size and a South facing easily managed, partly walled garden.



- LARGE FAMILY HOUSE
- THREE SPACIOUS RECEPTION ROOMS
- FOUR BEDROOMS - TWO BATHROOMS
- TUCKED AWAY IN THE CORNER OF A SMALL CUL DE SAC
- SHORT WALK TO VILLAGE CENTRE & LOCAL SCHOOLS
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- LARGE KITCHEN - DINING ROOM
- PARKING FOR FOUR CARS
- PRIVATE PARTLY WALLED SOUTH FACING GARDEN



The Property

Entrance Hall with coats cupboard and two further storage cupboards and double doors to the

Sitting Room with double aspect, wood panelling, casement doors to terrace and garden, double doors to Kitchen - Dining Room. A concealed door provides access to the Study.

Family Room with two Velux windows, electric radiator, two store cupboards, door to Cloakroom with WC, vanity basin, electric radiator.

Kitchen - Dining Room well equipped with a modern range of floor and wall cupboards, pull out larder cupboard, drawers, continuous hardwood work tops, breakfast bar, double oven, microwave oven, induction hob, extractor, wine cooler, space for large fridge freezer. Cupboard with space and plumbing for washing machine tiled, walls. Dining Area with double doors to garden.

On the first floor

Landing with pull down ladder to partly boarded loft. Bedroom 1 with ensuite dressing area with built in wardrobes, sliding doors with mirrored & wood facings. En Suite Shower Room with large tiled cubicle, vanity unit, WC, tiled walls and floor. Underfloor heating.

Bedroom 2 with a range of built in wardrobes, Velux window and second window.

Bedroom 3 range of built in wardrobes. Bedroom 4 overlooking the front.

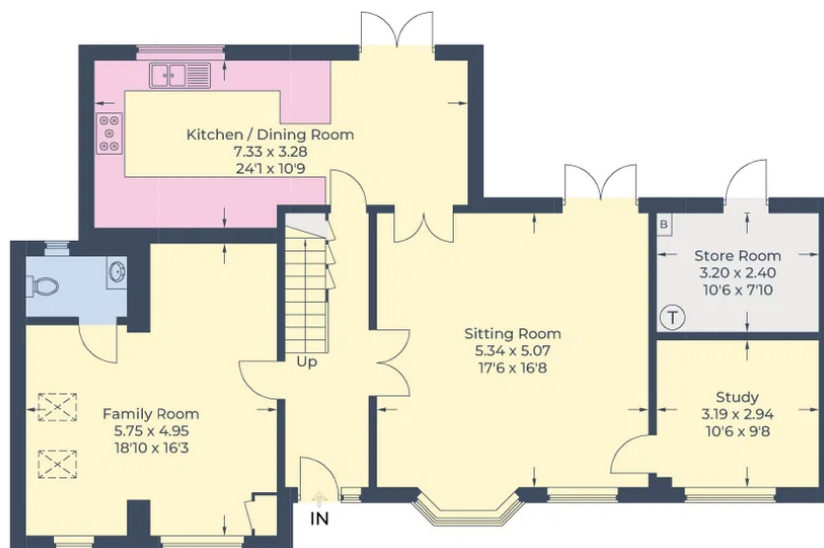
Family Bathroom with a modern styled roll top bath with shower, vanity unit, tiled walls and floor. Underfloor heating.

Outside

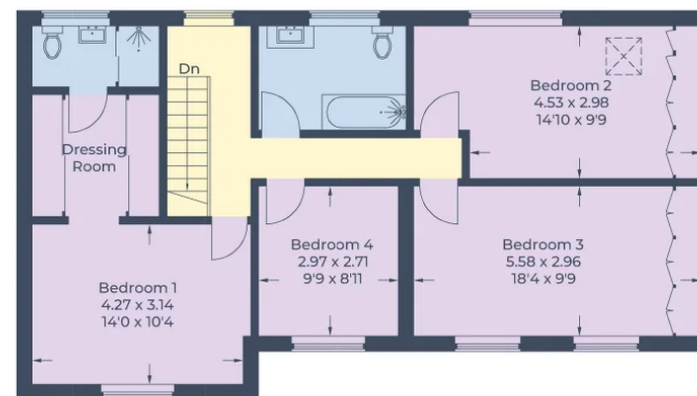
The front garden has a large block paviour parking area for at least four cars with an adjacent area of lawn bordered by a retained flower bed. A side pathway leads to the South facing rear garden with a partly covered sun terrace and further area of terrace perfect for entertaining and al fresco dining. There is a level lawn bordered by flower beds and partly enclosed by brick walling and fencing.



Approximate Gross Internal Area
 Ground Floor = 102.7 sq m / 1,105 sq ft
 First Floor = 84.1 sq m / 905 sq ft
 Store Room = 7.6 sq m / 82 sq ft
 Total = 194.4 sq m / 2,092 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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