



Kings Road, Chalfont St Giles, Buckinghamshire HP8 4HJ

£1,100,000

SIMON COLMAN
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EPC: C

Council Tax Band: F

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

QUOTE REF:SC-1620 Simon Colman presents a modernised family home set in good sized gardens with on-site parking for several cars. The property provides well balanced accommodation with further potential for extension and is an easy short drive from the Village centre and amenities.



- MODERNISED FAMILY HOME
- LARGE GARDEN
- QUIET SOUGHT AFTER LOCATION
- CLOSE TO OPEN COUNTRYSIDE
- WORKSHOP & OUTBUILDINGS
- HALF A MILE FROM VILLAGE CENTRE
- GOOD ON SITE PARKING AND GARAGE
- POTENTIAL TO EXTEND STPP
- BUS PICK UP POINT NEARBY FOR DR CHALLONER'S HIGH SCHOOL FOR GIRLS & GRAMMAR SCHOOL FOR BOYS



THE PROPERTY Wide covered entrance. Entrance Hall with understairs cupboards, coats cupboard, heated cupboard. Door to the garage.

Cloakroom with WC, hand basin, tiles walls and floor.

Dining Room with an arch to the Sitting Room with an open fireplace, brick surround and chimney breast.

Kitchen - Breakfast Room with a good range of fitted base and wall cupboards, integrated fridge and freezer. breakfast table, tiled floor and walls, induction hob, extractor, integrated dishwasher, door to side.

Family Room with shelved cupboard, wardrobe cupboard.

On The First Floor Heated linen cupboard, access to roof space via loft ladder.

Bedroom 1 with fitted dressing table and drawer unit, dressing area with wardrobes and storage unit. Ensuite Shower Room with cubicle, WC, vanity basin, drawers, tiled floor and walls, recessed area with shelving.

Bedroom 2 with eaves storage

Bedroom 3 fitted wardrobes and eaves storage.

Bedroom 4 fitted wardrobe.

Family Bathroom with panel enclosed bath and shower, WC, vanity basin, tiled walls and floor. Velux window.

OUTSIDE Garage with electric roller door, gas fired central heating boiler, plumbing for washing machine, light and power. Covered side area with access to front and rear.

Workshop and Garden Store. Summer House.

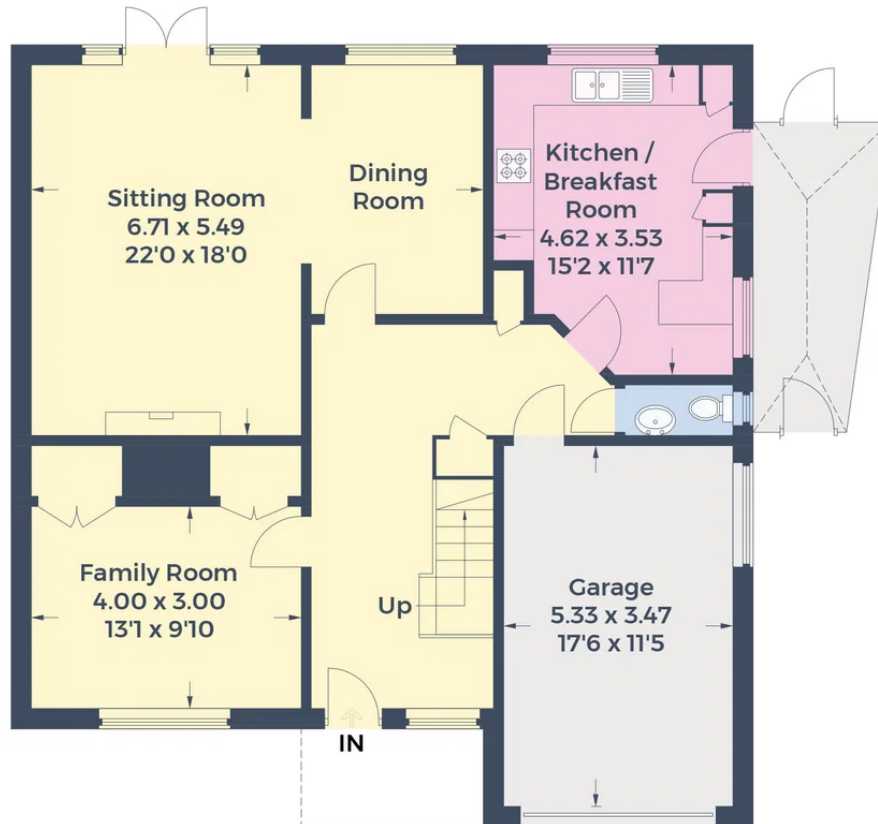
The Garden Approached by a single gate and pair of five bar gates the garden is enclosed by low walling and hedging. The front garden provides parking for several cars with lawn to one side. Beyond the property to the rear is a large paved terrace with retaining walls and steps up to a seating area and Summer House by a rockery. From here there is a gently sloping lawn of good size to the workshop and garden shed. The garden is enclosed by walling and fencing.



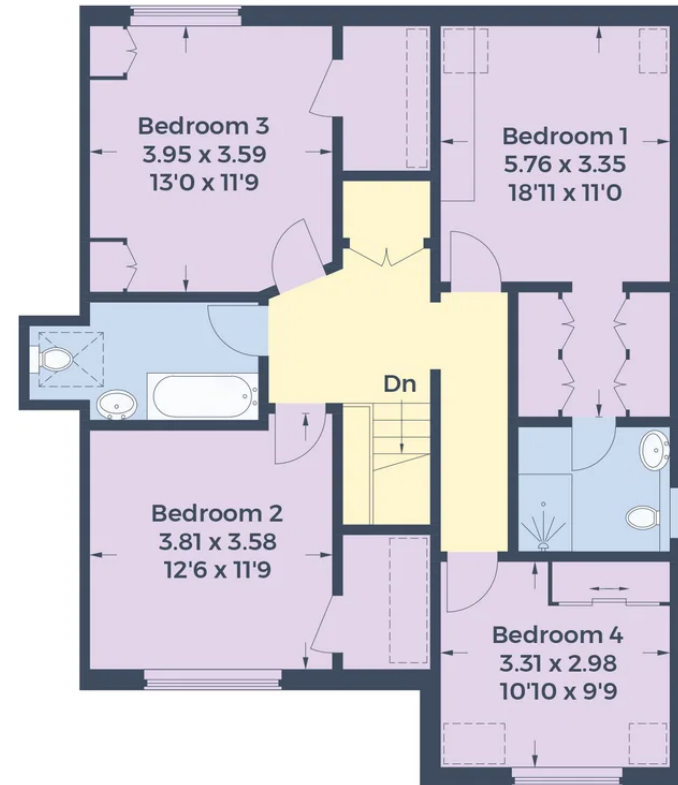
Approximate Gross Internal Area
 Ground Floor = 105.0 sq m / 1130 sq ft
 First Floor = 88.1 sq m / 948 sq ft
 Total = 193.1 sq m / 2078 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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