



A SPACIOUS THREE BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Kings Road, Chalfont St Giles, HP8 4HP



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- LOUNGE & RECEPTION ROOM
- KITCHEN/DINING ROOM
- GUEST CLOAKROOM
- PRINCIPAL BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM & SHOWER ROOM
- OFF-STREET PARKING & GARAGE
- PRIVATE GARDEN

A well-proportioned three bedroom, two bathroom semi detached family home with modern interiors, conveniently situated in a beautiful village location and within easy reach of local amenities, transport links and highly regarded schools. This property is available to the market with no onward chain.

The ground floor comprises a front aspect reception room with stairs to the first floor. There is a generous, light filled lounge with feature fire place and an open-plan kitchen/ dining room offering a variety of modern fitted units providing ample storage space, with integrated appliances. Completing this floor is a guest cloakroom.





To the first floor there is a spacious principal bedroom complete with fitted wardrobes, two further double bedrooms a family bathroom and a shower room.

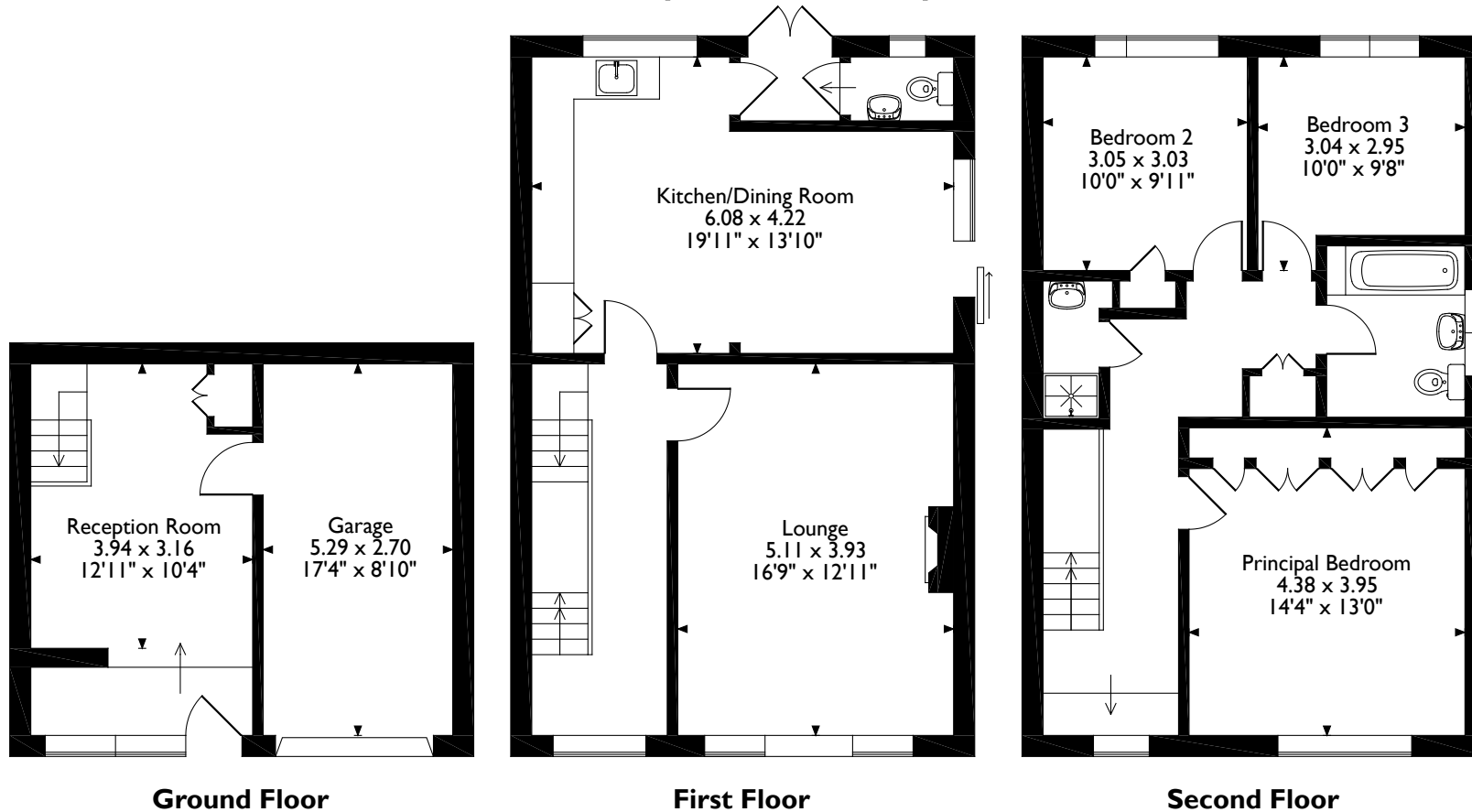
Externally, this family home boasts a well maintained and private rear garden that is part laid to lawn and part patio. To the front there is a driveway providing off-street parking and a garage.

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London for all work and socialising needs, approx. 1.2 miles from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham).

Tenure: Freehold
Local Authority: Chiltern Council
Council Tax: Band F
Energy Efficiency Rating: Band C



Kings Road, Chalfont St Giles, Buckinghamshire
Approximate Gross Internal Area
148 Sq M/1592 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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