



Nestled in the serene Hillside Close in Chalfont St Giles, this modern three-bedroom mid-terrace property offers a harmonious blend of comfort and functionality. The front aspect living room seamlessly transitions into the dining area, providing a fluid and open living space with delightful rear aspect views. The well-maintained kitchen boasts both floor and eye-level units and a convenient larder space.

Upstairs, versatility shines as the smallest bedroom serves as a functional office with built-in storage, while the two main bedrooms also feature thoughtful built-in storage solutions. All of the bedrooms area serviced by a large family bathroom

Adding to its appeal, the property is located in a quiet cul-de-sac, just a short walk from local schools and the vibrant village centre. With an integral garage, a south-facing garden, and communal parking nearby, this residence is a practical and charming choice for those seeking a comfortable and well-designed home in Chalfont St Giles.

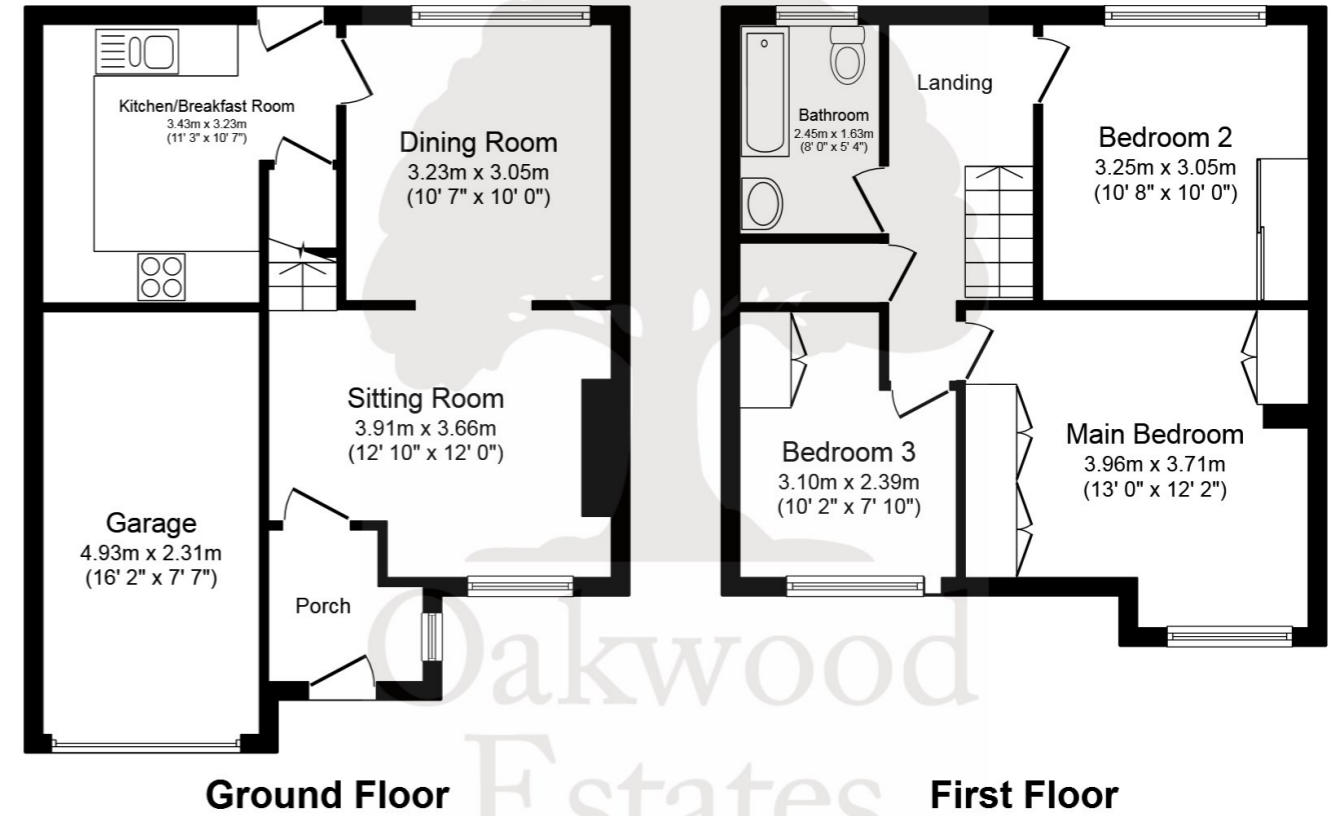


## Property Information

-  3 BEDROOMS
-  GARAGE & DRIVEWAY
-  SOUTH FACING REAR GARDEN
-  EPC- D
-  1006 SQ FT
-  OPEN PLAN LIVING AND DINING AREA
-  CUL-DE-SAC LOCATION
-  PERFECT FIRST HOME
-  COUNCIL TAX BAND- E
-  NO CHAIN

					
x3	x2	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



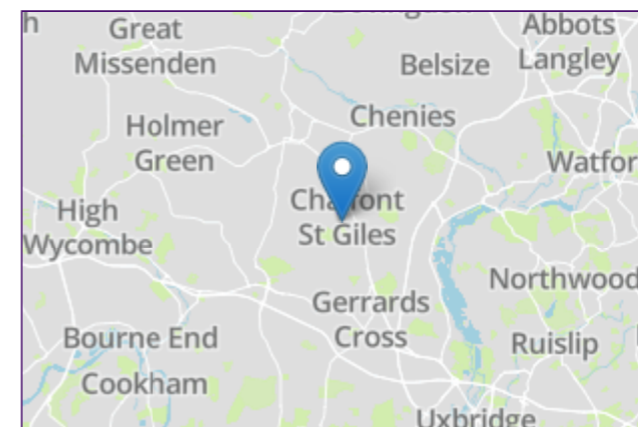
Total floor area 93.6 sq.m. (1,007 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Location

Nestled within the scenic embrace of the Chiltern Hills in Buckinghamshire the village has a captivating charm. With a profound historical legacy, this enchanting village proudly showcases a mosaic of architectural treasures and unspoiled natural splendour. The village, with its roots tracing back to medieval times, features a delightful mix of historic buildings, cobblestone streets, and traditional cottages, creating an enchanting atmosphere that transports visitors to a bygone era. The heart of Chalfont St Giles is the village green, a tranquil expanse bordered by timber-framed houses and punctuated by a centuries-old market cross, providing a focal point for community gatherings and events.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			83
			EU Directive 2002/91/EC