



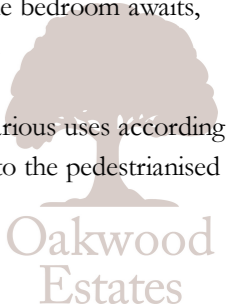
A charming extended Victorian property nestled in the picturesque village of Chalfont St Giles. Beyond its quaint exterior lies a spacious and meticulously maintained 4/5 bedroom semi-detached home, boasting a perfect blend of period features and modern comforts.

Upon entry, you're greeted by a welcoming porch leading into the expansive living room adorned with original wood floorings, where the focal point is a striking ornamental fireplace, creating a cozy ambiance. The journey continues into the heart of the home - a generously proportioned kitchen featuring bi-folding doors that seamlessly connect indoor and outdoor living spaces. The kitchen is well-appointed with a gas hob, elegant wooden work surfaces, and abundant floor and eye-level units. Here, you'll find ample space for dining and a convenient breakfast bar area, perfect for casual meals or entertaining guests.

Adjacent to the kitchen lies a versatile space, currently utilized as a family room or optional 5th bedroom, complete with its own ensuite toilet room and side access, offering privacy and convenience for guests or family members. This room enjoys a pleasant front aspect, adding to its allure.

Ascending the staircase in the living room, you'll discover the first floor comprising three well-proportioned bedrooms, each offering ample storage solutions and a modern family bathroom. Ascending further to the top floor, a spacious double bedroom awaits, complete with its own ensuite bathroom, providing a peaceful retreat at the end of the day.

Outside, the property boasts a substantial outbuilding, currently utilised as a gym area, offering flexibility for various uses according to your needs and preferences. To the front, parking is available for one car, with ample on-road parking due to the pedestrianised nature of the road at the end.




Property Information

Floor Plan

-  4/5 BEDROOM SEMI DETACHED HOUSE
-  VICTORIAN HOME WITH CHARACTER FEATURES
-  LARGE KITCHEN DINER
-  QUIET LOCATION
-  COUNCIL TAX BAND E
-  LARGE OUT BUILDING
-  WALKING DISTANCE TO VILLAGE HIGH STREET
-  DCGS CATCHMENT AREA
-  EPC- D
-  1746 SQ FT

					
x5	x2	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Ground Floor
Floor area 73.6 sq.m. (793 sq.ft.)

First Floor
Floor area 45.8 sq.m. (493 sq.ft.)

Second Floor
Floor area 21.8 sq.m. (235 sq.ft.)

Outbuilding
Floor area 20.9 sq.m. (225 sq.ft.)

TOTAL: 162.2 sq.m. (1,746 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

The village maintains a strong sense of community, and local events and fairs contribute to the available leisure options. Community gatherings, seasonal festivals, and markets create opportunities for residents to socialize and enjoy the vibrant atmosphere.

Transport Links

The Chalfont & Latimer station, situated a few miles away, operated by Transport for London (TfL), offers train services on both the Metropolitan and Chiltern Railways lines. This facilitates swift and direct connections to London, with trains running to key destinations such as Baker Street, Marylebone, and beyond. The efficient rail links make Chalfont St Giles an appealing residential option for those who work or study in the capital.

For road travel, the village is well-connected via the A413 road, providing access to the broader road network. The M25 motorway is within a reasonable driving distance, offering a gateway to major motorways and facilitating journeys to surrounding areas.

Council Tax

Band E

Leisure

Chalfont St Giles offers a range of leisure activities, providing residents and visitors with opportunities to relax and engage in recreational pursuits. The village, surrounded by the scenic Chiltern Hills, invites nature enthusiasts to explore the picturesque countryside through walking and hiking trails.

The Chiltern Hills, with their rolling landscapes and ancient woodlands, are ideal for outdoor activities. Whether it's a stroll along well-maintained footpaths or more challenging hikes, the area provides a serene escape for those seeking fresh air and natural beauty.

