



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



37 Middle Meadow, Chalfont St Giles. HP8 4QS.

£335,000

Hilton King and Locke are delighted to present this stylish two-bedroom ground floor maisonette tucked away in a peaceful residential cul-de-sac in Chalfont St Giles. The property offers modern interiors, generous outdoor space, and superb local amenities.

This well-maintained home features a private entrance, off-street parking, and a rare large rear garden. The interior is bright and contemporary throughout, while the outdoor areas provide excellent storage and entertaining space.

Accommodation

- Living Room (13'10 x 10'10): Spacious and inviting, with a large window offering views of the garden and space for both lounge and dining furniture.
- Kitchen (8'8 x 6'9): A modern, well-fitted kitchen with a range of units, integrated oven/hob, and space for appliances.
- Bedroom 1 (11'6 x 10'11): A generous double bedroom with plenty of natural light and space for wardrobes.
- Bedroom 2 (10'10 x 6'11): Ideal as a guest room, nursery, or home office.
- Bathroom: Contemporary three-piece suite with bath/shower, WC and wash basin.
- Storage: Useful internal cupboard off the hallway for coats and essentials.

Outdoor Space

- Private large rear garden: A standout feature — perfect for outdoor dining, gardening, or enjoying the sunshine.
- Outbuilding (84 sq ft): Two separate sections, ideal for storage, tools, or creating a garden seating area.
- Private driveway: Off-street parking for one vehicle directly outside the property.



Location Highlights – HP8 4QS

Located in a friendly and quiet neighbourhood, Middle Meadow is just a short stroll from Chalfont St Giles village centre, with its charming shops, cafes, pub, and green spaces.

Highly Regarded Local Schools

- Chalfont St Giles Junior School – Outstanding (0.1 miles)
- Chalfont St Giles Infant & Nursery School – Good (0.2 miles)
- The Chalfonts Community College – Good (1.3 miles)
- Dr Challoner's High School – Outstanding (2.7 miles)

Transport & Connectivity

- Chalfont & Latimer Station (Metropolitan Line / National Rail) – 2.8 miles
- Seer Green & Jordans Station – 3.3 km
- Gerrards Cross Station – 4.5 km (London Marylebone in ~30 mins)
- Local bus routes within 3–5 mins' walk
- Easy access to M25, M40 and A413



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

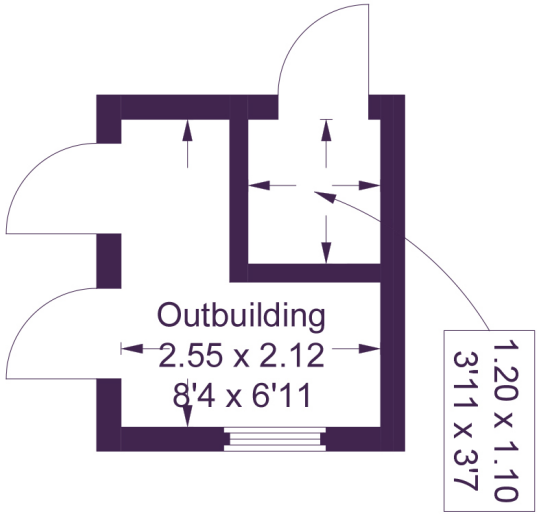


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Gerrards Cross Buckinghamshire SL9 9EA

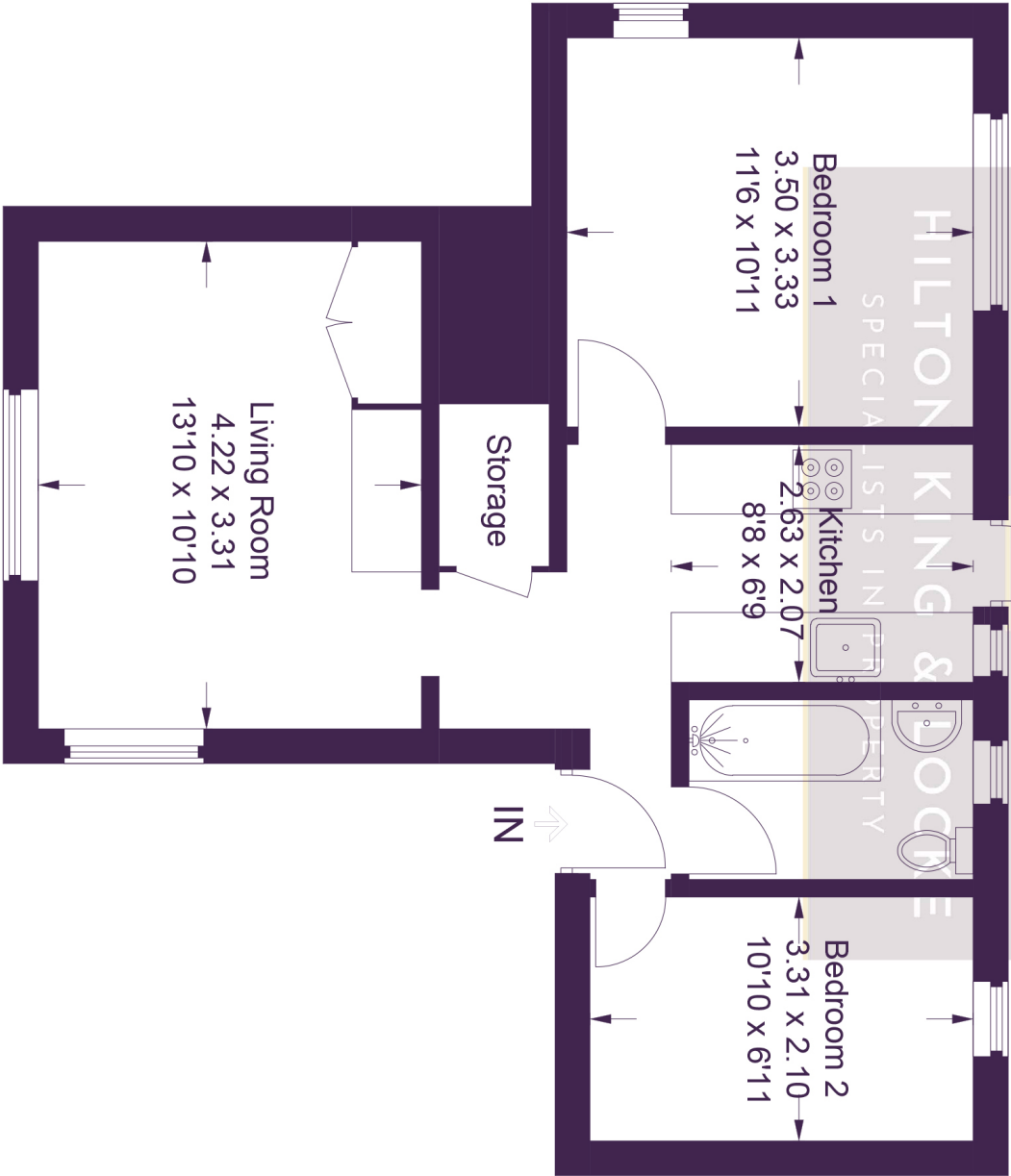
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Approximate Gross Internal Area = 51.9 sq m / 559 sq ft
Outbuilding = 5.5 sq m / 59 sq ft
Total = 57.4 sq m / 618 sq ft



(Not Shown In Actual
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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