













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.

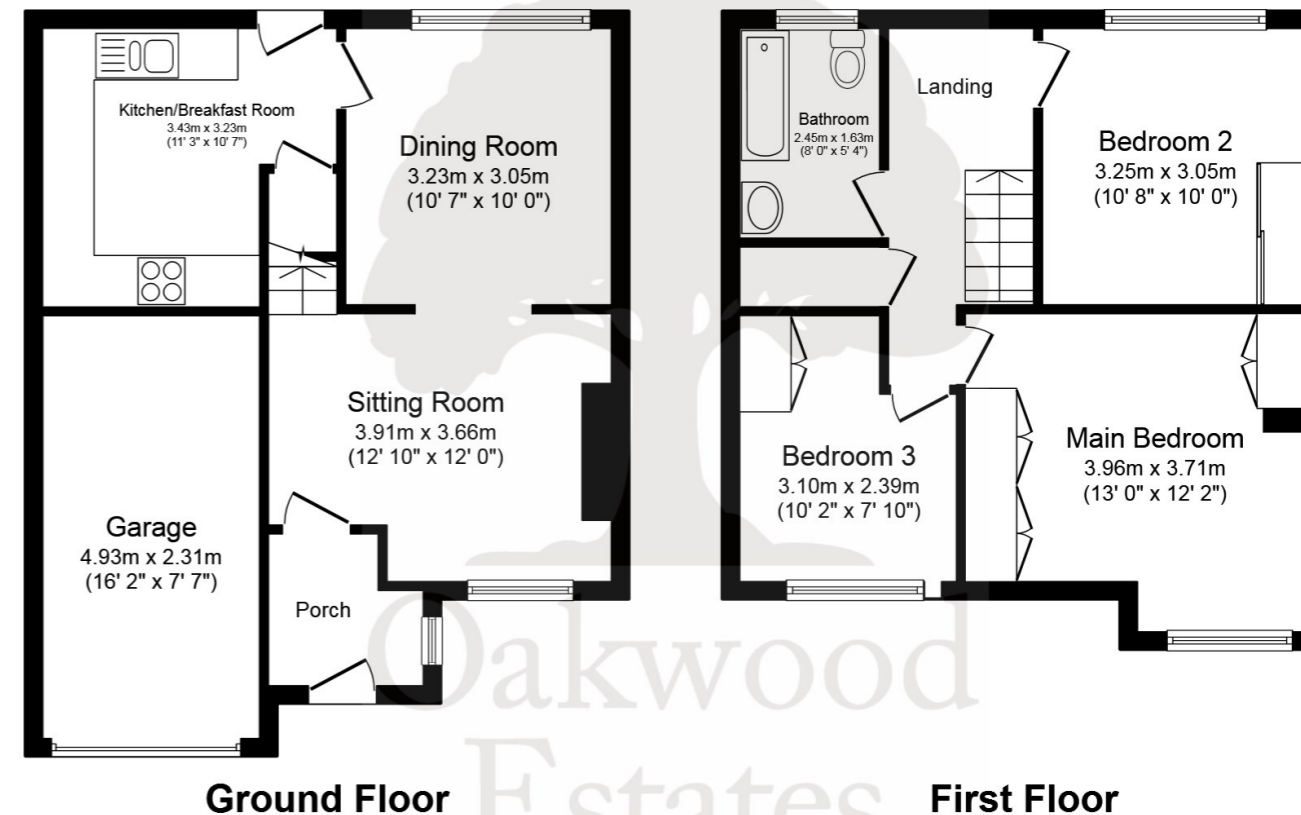


Property Information

-  3 BEDROOMS
-  GARAGE & DRIVEWAY
-  WALKING DISTANCE TO CHALFONT ST GILES HIGH STREET
-  PERFECT FIRST HOME
-  COUNCIL TAX BAND- E
-  OPEN PLAN LIVING AND DINING AREA
-  CUL-DE-SAC LOCATION
-  SOUTH FACING REAR GARDEN
-  EPC- D
-  1006 SQ FT

					
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 splendor. 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.

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.

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

