



THE LAGGER, CHALFONT ST. GILES

COLMAN  
&CO



## 33, THE LAGGER CHALFONT ST. GILES HP8 4DH

An extended bungalow of surprising proportions, located in a quiet residential area close to open countryside.

---

DECEPTIVELY LARGE BUNGALOW  
POTENTIAL FOR ROOF CONVERSION STPP  
BEAUTIFULLY MODERNISED THROUGHOUT  
VERSATILE ACCOMMODATION  
LOVELY LANDSCAPED GARDEN  
LESS THAN HALF A MILE FROM VILLAGE CENTRE  
PARKING FOR THREE CARS  
BURGLAR ALARM & RING DOORBELL  
EPC = D

---

### THE PROPERTY

INTERIOR VIEWING ESSENTIAL TO FULLY APPRECIATE THE VERSATILE WELL EQUIPPED FAMILY ACCOMMODATION.

The property has been comprehensively modernised and extended to a remarkably high standard and the well arranged rooms are well accessed by a spacious inner hall. There is parking for three cars to the front and the level garden to the rear is approached by a large full width porcelain tiled terrace, perfect for alfresco dining.

### ACCOMMODATION

Large Entrance Hall with access via pull down ladder to fully boarded loft.

Sitting Room with a double aspect, doors to garden and terrace, television display unit, fitted log burner styled gas fire on stone plinth.

Study with a fitted desk unit with drawers, cupboards and glass fronted display unit.

Kitchen -Breakfast Room superbly equipped with an extensive range of cupboards and drawers, continuous worktops, recess for American style fridge /freezer, plumbing for dishwasher, under-floor heating.

Utility Room with wall mounted gas fired central heating boiler, plumbing for washing machine and space for tumble dryer, tiled walls & floor, Kinetic water softener, door to garden and garage.

Main Bedroom with built-in wardrobe and En Suite Shower Room with vanity unit, WC, wide shower, tiled walls and floor, electric under-floor heating.

Bedroom 2 / Family Room with a superb range of fitted furniture including a large desk unit, wall cupboard, drawers, work tops, glass fronted display cupboard.

Bedroom 3 with fitted wardrobe furniture, dressing table and drawers.

Bedroom 4

Family Bathroom with large shower cubicle, panel enclosed bath, twin hand basins, WC, bidet, tiled walls & floor, lighting unit.

### OUTSIDE

Garage with electrically operated roller door, light and power, door to utility room. External power supply & CCTV cameras.

Approached by a cobbled stone styled driveway there is parking for three cars. To one side there is an area of garden with artificial grass and well planted flower beds.

A gate provides access to a pleasing side area of sheltered garden with terracing of Indian natural stone, brick bordered flower beds and water feature. Beyond, is a large full width terrace of porcelain tiling with paved paths on both sides of the lawn leading to the pergola and garden shed with power.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont.



## GENERAL

Local Authority  
Chiltern District Council

Services  
Mains water, gas and electricity.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area = 151.6 sq m / 1,632 sq ft  
(Including Garage)



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Colman & Co

COLMAN  
& CO

3 THE GREEN, HIGH STREET  
CHALFONT ST. GILES  
BUCKINGHAMSHIRE HP8 4QF

SALES 01494 871991

[colmanand.co.uk](http://colmanand.co.uk)

