



Michael
ANTHONY

3 Coles Hill Chilton

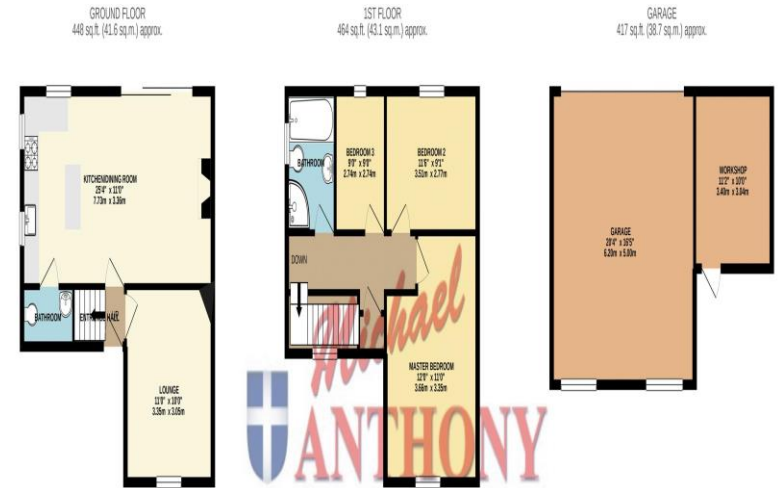
£625,000

We are delighted to offer to the market this truly stunning family home. Set in the picturesque village of Chilton, this property has been refurbished to a high standard throughout. The property benefits from a refitted Kitchen and Bathroom, open plan kitchen/diner with a log burner and bi-fold doors leading onto a landscaped garden with amazing countryside views. The property also has a double garage with a workshop and parking for numerous cars. Please call 01296 433666 today to arrange a viewing at this beautiful family home.

3 Coles Hill

Chilton
Aylesbury
Buckinghamshire
HP18 9LX

- STUNNING VIEWS
- FULLY REFURBISHED
- REFITTED KITCHEN
- REFITTED BATHROOM
- THREE BEDROOMS
- KITCHEN/DINER WITH BI FOLD DOORS & LOG BURNER
- SOUTH FACING LANDSCAPED GARDEN
- DOUBLE GARAGE AND WORKSHOP
- LOUNGE



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TOTAL FLOOR AREA: 1329 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro (2020)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents