



Back Lane

Chalfont St Giles, Buckinghamshire

TIM RUSS
& COMPANY



Rosebank, Back Lane Chalfont St Giles Buckinghamshire HP8 4PF

- ATTRACTIVE 1930's SEMI SEATCHED HOUSE
- RECENTLY EXTENSIVELY REFURBISHED
- 4 BEDROOMS PLUS 2 SUPERB BATHROOMS
- SET IN POPULAR VILLAGE LOCATION

Price £825,000 Freehold



The Property

A much improved extended 1930's semi-detached home which has been the subject of extensive refurbishment in recent years by the current owners, situated in this highly regarded village.

In brief the accommodation which features new skirting and architraves comprises: entrance hall, cloakroom with newly fitted white suite, newly tiled floors and walls, storage cupboard. A cosy sitting room with feature log burner, bay window with shutters and extensive range of shelving. The large recently fitted kitchen with breakfast/family room features a beautifully fitted kitchen with an extensive range of units, newly tiled floor and walls, newly fitted bi-fold doors to rear garden and large window with shutters, complimented by a utility room housing the boiler, door to side entrance.

On the first floor is a good size landing with access to all bedrooms, the main bedroom overlooks the rear garden and features a newly fitted en-suite shower room, three further bedrooms and a newly fitted bathroom.

Outside

To the front of the property is a recently laid block

paved double with drive providing ample parking facilities, side access gate courtesy light. To the rear of the property is a full width patio area leading onto an area of lawn which incorporates a decking area with pergola, enclosed by fencing, outside tap, courtesy light.

Location

Chalfont St. Giles offers a good range of local shops, including post office, village churches, coffee shops, pubs, restaurants and well regarded village schools. The larger towns of Beaconsfield and Amersham are just a short drive and offer a more comprehensive range of facilities. For the commuter, the Metropolitan line rail service to London Baker Street is available at Chalfont and Latimer station, together with the Chiltern Line into London Marylebone from Seer Green and Gerrards Cross. The motorway network can be accessed at Denham (M40 J1) for convenience to London, Heathrow and the M25 motorway network.

Directions

From Chalfont St Giles proceed along the High Street passing the village green on your left, turning first right into Up Corner, which in turn becomes Silver Hill. The road bears left into Bottrells Lane.

Continue along Bottrells Lane, at the crossroads turn left into Back Lane. The property is situated on the left hand side identified by a 'for sale' board

Viewings

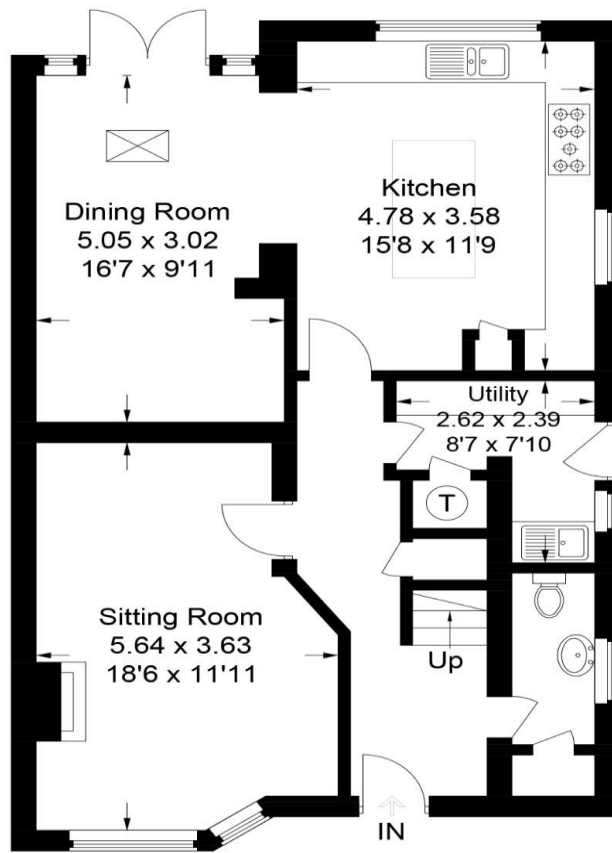
Strictly by appointment only.

E.P.C Rating C

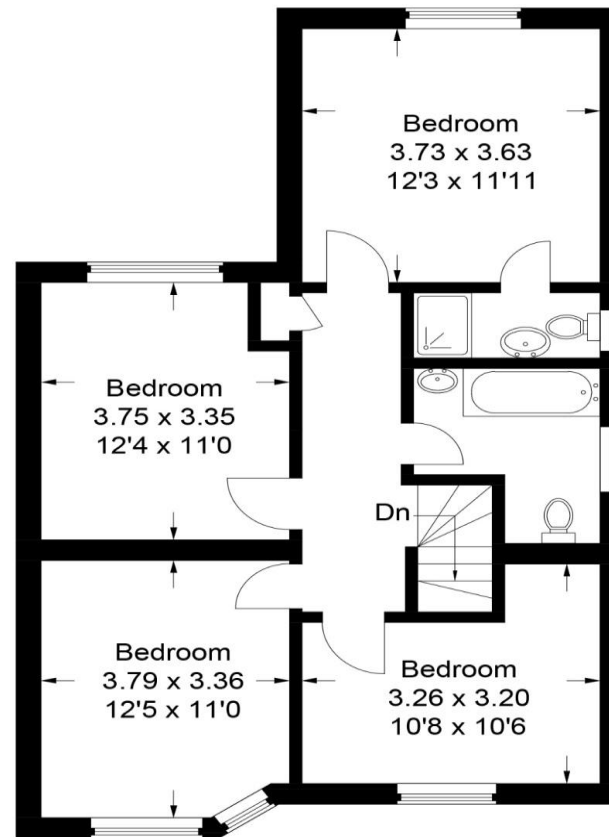
Council Tax Banding F

Ref: 24/8242





Ground Floor



First Floor

Rosebank

Approximate Gross Internal Area
 Ground Floor = 72.1 sq m / 776 sq ft
 First Floor = 62.1 sq m / 668 sq ft
 Total = 134.2 sq m / 1444 sq ft

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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