



26 Palliser Road, Chalfont St. Giles - HP8 4DL

Guide Price £725,000

TR TIM RUSS
& Company



26 Palliser Road

Chalfont St. Giles,

- Detached Chalet Bungalow
- Well Maintained Private Rear Garden
- Large Driveway Plus Garage
- Presented In Excellent Condition
- Spacious reception room
- Set In Pleasant Cul-De-Sac
- Popular Village Location
- No Onward Chain

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.



26 Palliser Road

Chalfont St. Giles,

Situated in a cul-de-sac in a well established quiet residential area in this favoured village location, this spacious individual detached chalet style property offers versatile accommodation, presented in excellent decorative order with no onward chain.

The property is approached over a spacious stone chip driveway providing parking for several vehicles, with gated access to both sides.

In brief the accommodation comprises large reception hall, living and dining rooms overlooking the rear garden, kitchen complimented by utility room, three bedrooms, two bathrooms, private enclosed rear garden, garage, eco friendly solar panels.

This not only provides much free environmentally friendly electricity but also benefits a contract with the provider of feed in tariff (FIT) currently worth about £2,000.00 this year (2025). This is adjusted annually to rise in accordance with the retail price index, RPI. This has a further 11 years to run and is both tax free and transferable.

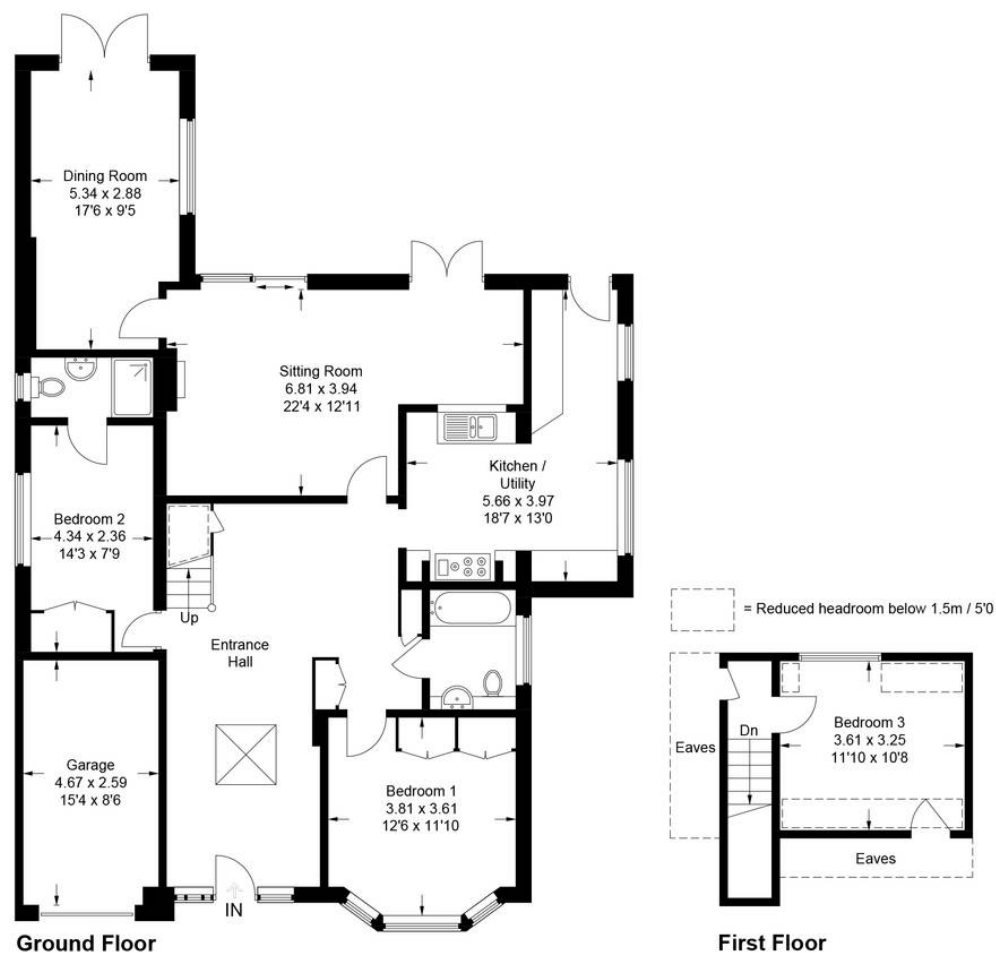
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





26 Palliser Road

Approximate Gross Internal Area = 136.0 sq m / 1,464 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 148.2 sq m / 1,595 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 689414 • lettings@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

