



BOTTRELLS LANE, CHALFONT ST. GILES

COLMAN
& CO



**36, BOTTRELLS LANE
CHALFONT ST. GILES
HP8 4EY**

A mature family home set within a large garden in a sought after location less than half a mile from the Village centre.

FAVOURABLE LOCATION

LARGE LEVEL 130 FEET DEEP GARDEN

4 BEDROOMS - 2 BATHROOMS

POTENTIAL FOR FURTHER EXTENSION

2 RECEPTION ROOMS

QUIET LANE

LESS THAN HALF A MILE FROM VILLAGE CENTRE

EPC = D

THE PROPERTY

Offered for sale for the first time, a detached house built in 1937 and remaining in the same family ownership. Extended in recent years, the property is arranged with light, well proportioned accommodation in an established garden of good size with a high degree of privacy to the rear.

Situated in a favoured position and set well back from the lane, the property has two garages with an in and out driveway.

ACCOMMODATION

Enclosed entrance. Entrance Hall.

Sitting Room open fireplace with stone surround and adjoining shelves. Double doors to Dining Room sliding door to garden.

Kitchen - Breakfast Room range of oak units with wall and floor cupboards, worktops, extractor fan, space for cooker, dishwasher and fridge, tiled walls and floor, understairs cupboard.

Utility Room fitted cupboards, plumbing and space for washing machine, space for freezer, wall mounted gas fired central heating boiler, worktop, tiled walls and floor.

Cloakroom low level WC, hand basin, wood floor, tiled walls.

Rear Lobby cupboard, worktop, door to garden.

On the first floor

Landing heated linen cupboard, access to roof space.

Bedroom 1 range of fitted wardrobes, bedside cabinets and shelves. En suite Shower Room low level WC, pedestal basin, wide glass fronted shower, wood floor, tiled walls.

Bedroom 2

Bedroom 3 with hand basin and cupboard beneath
Bedroom 4

Family Bathroom tile enclosed bath with shower, pedestal basin, low level WC, wood floor, tiled walls.

OUTSIDE

The property is screened from the lane by laurel hedging with an in and out tarmac driveway bordered by roses, shrubs and conifers.

Gated pathways on both sides lead to the rear garden with a wide terrace and large area of lawn, fruit trees, conifers and flower beds. The garden is well enclosed on all sides by hedging. Greenhouse. The rear garden measures approximately 130 feet deep by 50 feet wide. Two Garages both with light and power.

Chalfont St Giles is a picturesque Village with all the amenities required for day-to-day living.

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 nearby Little Chalfont. For the commuter there are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Junction 2 of the M40 Motorway is within driving distance connecting to Junction 16 of the M25 Motorway.



GENERAL

Local Authority
Chiltern District Council
Council Tax Band G

Services

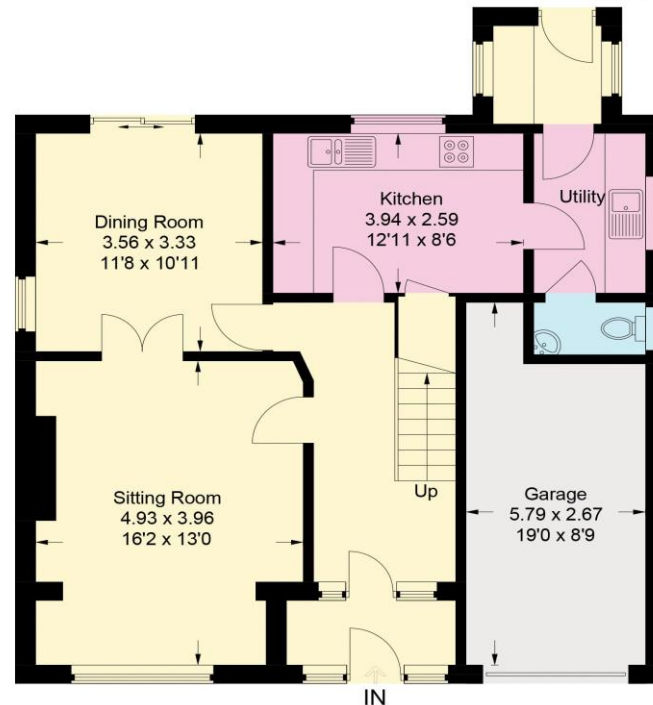
Mains water, gas and electricity.

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

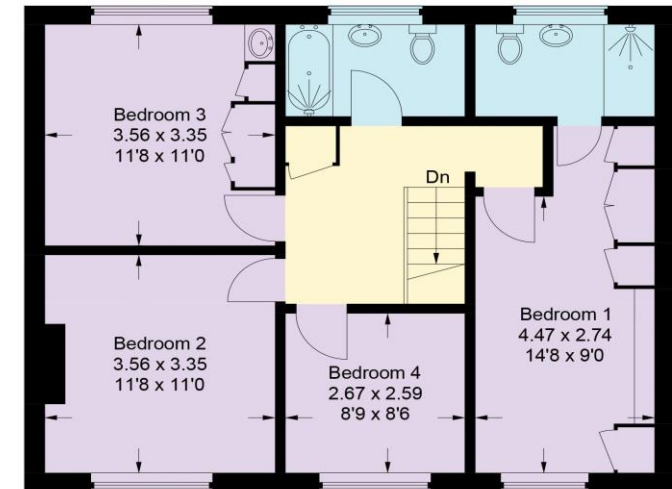
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Approximate Gross Internal Area
Ground Floor = 65.8 sq m / 708 sq ft
First Floor = 65.7 sq m / 707 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 145.3 sq m / 1,563 sq ft



Ground Floor



First Floor

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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