



BOTTRELLS LANE, CHALFONT ST. GILES

COLMAN
&CO



**CHERITON, 34 BOTTRELLS LANE
CHALFONT ST. GILES
HP8 4EY**

A family house in a highly regarded lane about half a mile from the village centre, shops and local schools

SOUGHT AFTER LOCATION
REQUIRES COMPLETE MODERNISATION
POTENTIAL TO EXTEND
GARDEN APPROXIMATELY 115 FEET DEEP TO REAR
LESS THAN HALF A MILE FROM VILLAGE CENTRE
CONVENIENT FOR SCHOOLS
CLOSE TO OPEN COUNTRYSIDE
EPC = F

THE PROPERTY

NO ONWARD CHAIN. An older style family home requiring extensive modernisation and with considerable potential for extension. Standing in a large garden, the property is set well back from the lane in a convenient position within easy reach of all amenities.

ACCOMMODATION

Covered entrance
Entrance Hall understairs cupboard.
Cloakroom with pedestal basin, low level WC.

Living Room fireplace with gas fire, marble and timber surround, double doors to terrace and garden.
Sitting - Dining Room with fireplace, book shelving and cupboards.
Kitchen with fitted cupboards, gas point, larder cupboard.
Rear lobby with wall mounted gas fired central heating boiler, plumbing for washing machine, door to side.

On the first floor

Landing with access to roof space, heated linen cupboard with hot water storage tank, shelved storage cupboard.

Bedroom 1 overlooking the garden, deep storage cupboard.
Bedroom 2 deep storage cupboard.
Bedroom 3
Bedroom 4

Bathroom with panel enclosed bath with shower above, pedestal basin, tiled walls. Separate WC .

OUTSIDE

The property is well screened from the lane by hedging and shrubs. There is a driveway with parking for several cars and lawn bordered by flower beds and shrubs. A gate and path provide access to the rear of the property.

Brick built garden tool store. Timber summer house.

A wide, paved terrace with steps lead down to a large area of lawn bordered by flower beds and shrubs. There are a variety of trees and the garden is attractively enclosed by hedging with a high degree of privacy and delightful outlook.

Garage with double doors to rear garden for access, light and power, up-and-over door.

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. Fast and frequent services are available to London Marylebone and Baker Street on the Chiltern and Metropolitan lines. Junction 2 of the M40 Motorway is within driving distance connecting to Junction 16 of the M25 Motorway.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band G

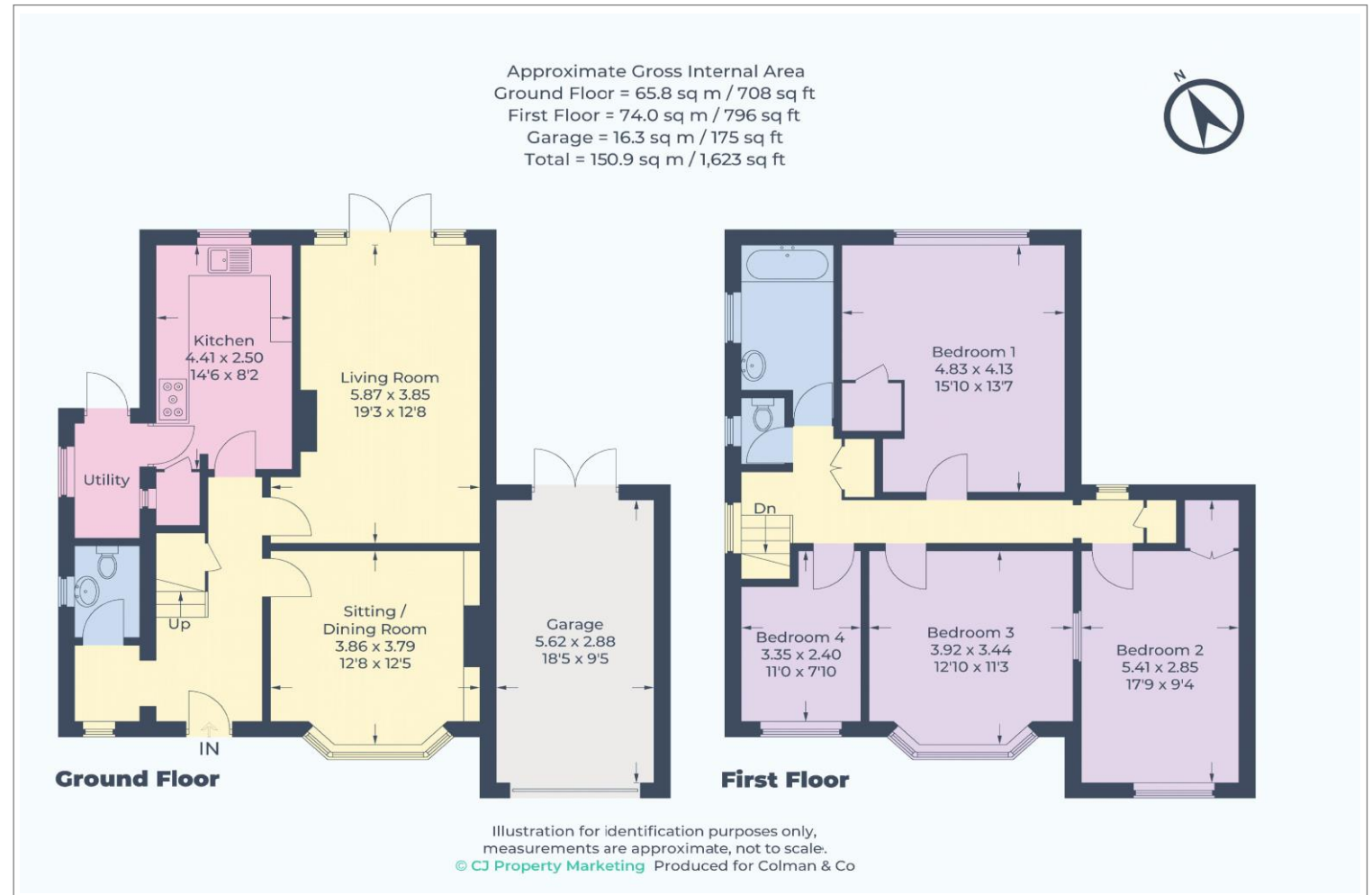
Services

Mains water, gas and electricity.

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