



BOTTRELLS LANE, CHALFONT ST. GILES

COLMAN
& CO



24, BOTTRELLS LANE
CHALFONT ST. GILES
HP8 4EY

A family home in a favoured location within walking distance of the village centre, shops and schools.

SOUGHT AFTER LOCATION
PLANNING PERMISSION TO EXTEND
GARDEN OFFICE / SUMMERHOUSE
LARGE GARDEN
QUIET POSITION
WELL PROPORTIONED LIVING ROOM
4 DOUBLE BEDROOMS
EPC = D

THE PROPERTY

Located in a sought-after lane and set well back, the property is approached across a deep grass verge and stands in a good sized garden.

Planning Permission has been granted under reference PL/20/3543/FA for a part two storey and part first floor extension and single storey rear extension.

The property benefits from generously proportioned rooms and approximately 110 feet of rear garden. There is a delightful aspect and large garden summerhouse /home office with light and power.

ACCOMMODATION

Covered entrance and door to Entrance Hall with coats cupboard and Cloakroom with low level WC and hand basin.
Double aspect Living Room/Dining Room with stone fireplace surround, wall light points and door to garden.

Kitchen with a range of cupboards and drawers, worktops, oven, grill, gas hob, integrated fridge and freezer. Tiled walls and floor. Plumbing for washing machine and space for tumble dryer, wine rack. Cupboard containing the gas fired central heating boiler. Door to side.

On the first floor
Landing
Bedroom 1 with a range of wardrobe cupboards.
Bedrooms 2, 3 & 4 have fitted wardrobe cupboards.
Bedroom 3 has a heated linen cupboard.
Bedroom 4 has a hot water storage tank.
Large Bathroom with panel enclosed bath, separate shower cubicle, low level WC and pedestal basin, tiled walls and floor.

OUTSIDE

Enclosed by hedging with a gated entrance, a driveway provides access and parking for several vehicles.
The front garden has an area of lawn, established tree and shrubs.

A wrought iron gate and path lead to the rear garden where there is a terrace and large area of lawn bordered by shrubs, fencing and hedging.

Garage with side door, light and power.

Summerhouse/Home Office 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 Little Chalfont.

For the commuter there are Mainline Stations in Gerrards Cross offering a fast and frequent service to Marylebone and Chalfont and Latimer with services to London Marylebone and Baker Street.

Junction 2 of the M40 Motorway is within driving distance connecting to Junction 16 of the M25.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band G

Services

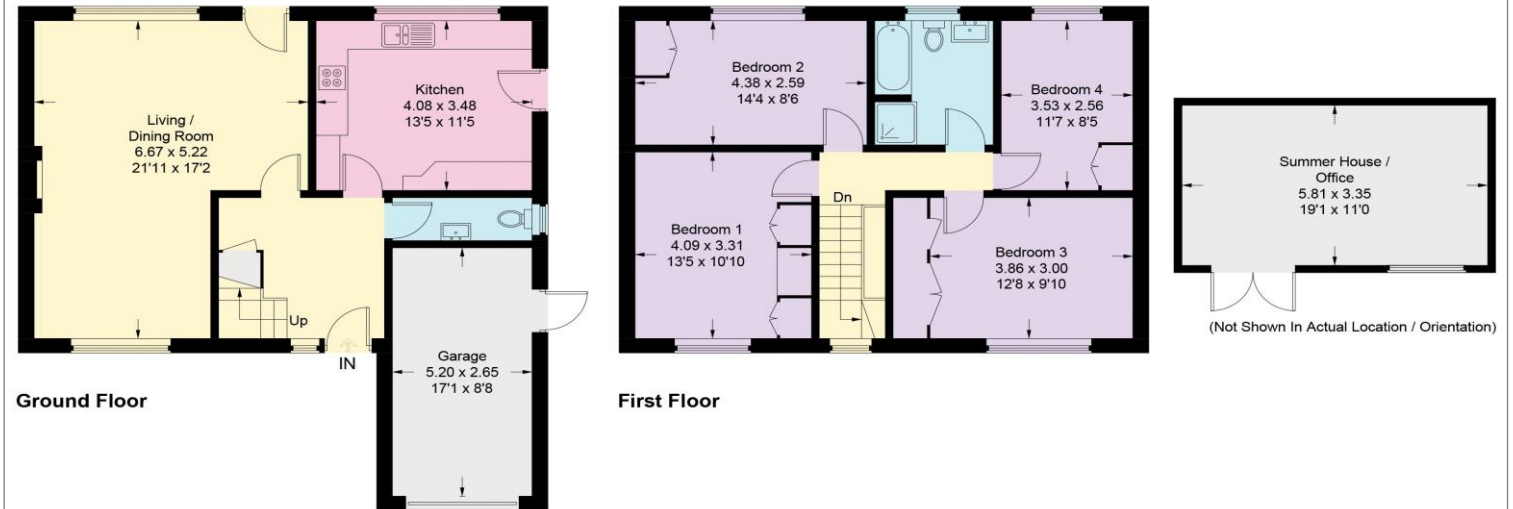
Mains water, gas and electricity.

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Approximate Gross Internal Area
Ground Floor = 57.5 sq m / 619 sq ft
First Floor = 62.8 sq m / 676 sq ft
Garage / Outbuilding = 33.3 sq m / 358 sq ft
Total = 153.6 sq m / 1,653 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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