

ALBION ROAD, CHALFONT ST. GILES

COLMAN
&CO



27, ALBION ROAD CHALFONT ST. GILES HP8 4EW

An extended Victorian semi detached family house with off street parking, close to village schools.

VICTORIAN SEMI DETACHED HOUSE
EXTENDED ACCOMMODATION OVER THREE FLOORS
TWO LARGE RECEPTION ROOMS
SPACIOUS KITCHEN - DINING ROOM
FOUR BEDROOMS & TWO BATHROOMS
QUIET LOCATION CLOSE TO VILLAGE CENTRE
WALKING DISTANCE TO LOCAL SCHOOLS
EPC = D

THE PROPERTY

An established village house built in 1894 and extended in recent years. The property features two large well proportioned reception rooms and a 25'5 x 12'9 Kitchen - Dining Room with Bi-fold doors to the attractive garden and large garden room.

ACCOMMODATION

Entrance with tiled floor.

Sitting Room cast iron fireplace with tiled surround, understairs cupboard, cupboard containing consumer unit, exposed floor boards, double doors and steps down to

Kitchen - Dining Room excellent range of units, cupboards and drawers, double oven, gas hob with extractor, integrated dishwasher, space and plumbing for washing machine and tumble dryer, Acacia hardwood worktops, breakfast bar, space for fridge freezer, sink unit, underfloor heating, bi-fold doors, ceiling skylight, water softener.

Family Room wood flooring, door to side.
Cloakroom with low level WC, hand basin.

On the first floor Landing
Bedroom 1 with two double built-in wardrobes.
Bedroom 2 with built-in wardrobe.
Bedroom 3

Family Bathroom with suite of tile enclosed bath, shower cubicle and hand basin, low level WC, tiled walls and floor.

On the second floor storage cupboard
Bedroom 4 with Velux style window, eaves storage, access to roof space, door to
En Suite Shower Room with shower cubicle, pedestal basin, low level WC, tiled floor, cupboard containing wall mounted gas central heating boiler, Megaflo pressurised water systems, Velux window.

OUTSIDE

Garden Room suitable as home office/ playroom/ gym with light and power.

The front garden is enclosed by low walling and wrought iron fencing. There are flower borders with a variety of shrubs and a driveway with a paved pathway to the house and rear garden.

The rear garden is approached by a wide paved terrace with low brick walls. Steps lead down to the lawn and Garden Room. Enclosed by fencing and hedging, the garden has a South-East facing aspect.

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 E

Services

Mains water, gas and electricity.

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

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3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
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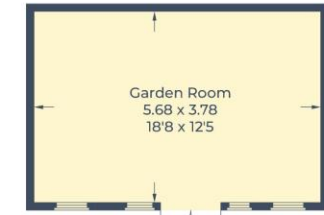
Approximate Gross Internal Area
Ground Floor = 76.2 sq m / 820 sq ft
First Floor = 47.3 sq m / 509 sq ft
Second Floor = 20.9 sq m / 225 sq ft
Garden Room = 21.7 sq m / 233 sq ft
Total = 166.1 sq m / 1,787 sq ft



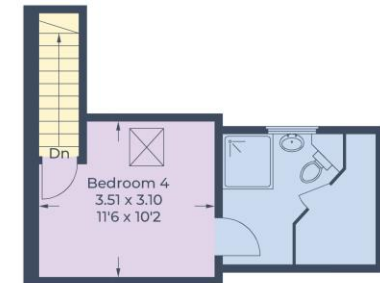
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Illustration for identification purposes only,
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