



45, Kings Road,
Chalfont St. Giles, Buckinghamshire HP8 4HP

Peter Scott 
ESTATE AGENTS

Located in the pretty village of Chalfont St Giles, this home offers 1592sq ft of flexible and well proportioned accommodation comprising open plan kitchen/dining room, lounge, home office/snug, three double bedrooms, family bathroom, shower room, cloakroom and integral garage. There is parking for several cars and westerly facing rear garden.

Located in Kings Road on the eastern side of Chalfont St Giles, open countryside and woodland is within a short walk offering keen cyclists and walkers miles of Chiltern landscape to explore.

Tenure: Freehold Council Tax Band: F EPC rating: C

Spacious semi-detached home of around 1,592 Sq Ft

Three double bedrooms

Family bathroom, separate shower room and downstairs cloakroom

Large 19'11 x 13'10 kitchen/dining room

Living room with fireplace

Ground floor reception room/home office

Integral garage and driveway parking for several cars

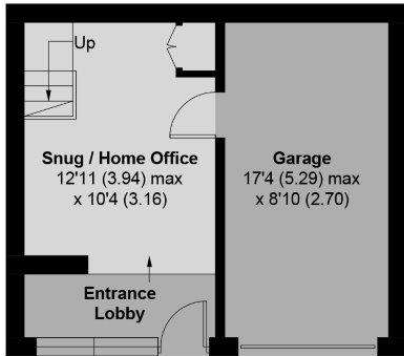
Westerly backing garden, ideal for afternoon sun

The village centre (15 minute walk) with the village green and duck pond, provides all your day to day needs with a variety of shops and amenities.

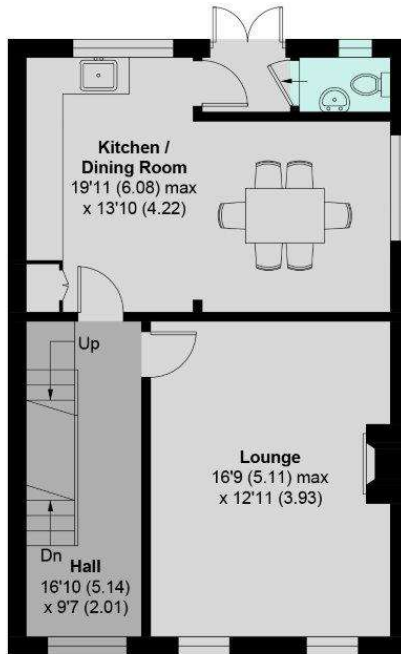
The property is currently in the catchment area for the highly regarded Chalfont St Giles Infant and Nursery school, Chalfont St Giles Junior school Dr Challoner's Grammar School for boys and Dr Challoner's High School for girls.

For school catchment areas and before deciding to purchase this home, please contact Buckinghamshire County Council.

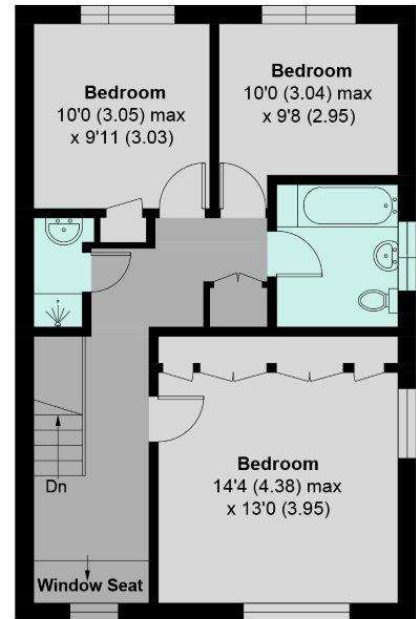




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area - 1592 sq ft / 148 sq m (Including Garage)

This plan is for guidance only and not drawn to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them.

CJ Property Marketing Ltd Peterscottproperty.co.uk 01494 870 633

Peter Scott

These particulars are for guidance only and are intended to give a fair summary of the property. They should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Intending purchasers must verify for themselves matters relating to planning or building consents. All statements are made without responsibility of Peter Scott Property or its clients. Neither Peter Scott Property or any of their employees has any authority to make or give any representation or warranty in relation to the property.