



36, Albion Road,
Chalfont St. Giles, Buckinghamshire HP8 4EW

Peter Scott 
ESTATE AGENTS

Lindum is a detached three bedroom home situated on a wide 50' garden plot located in Chalfont St Giles and is within walking distance to schools and the village centre. There is scope to extend the property if required and this home offers bright accommodation overlooking pretty and mature gardens. The property has been redecorated and recently rewired. The superb gardens have been thoughtfully landscaped and planted with a large variety of mature plants. There are raised vegetable beds, two garden sheds and a green house. To the front of the property there are further stocked borders, a tarmac drive with two entrances and a garage with light and power. Offered with no onward chain.

Tenure: Freehold EPC Rating: D Council Tax Band: F

Convenient village location close to schools

Detached property with great scope to extend

50' frontage and 20' width to one side

75' west backing rear garden with growing area and store

Own driveway parking with two entrances plus a garage

Three bedrooms and bathroom

25' living room plus additional reception room

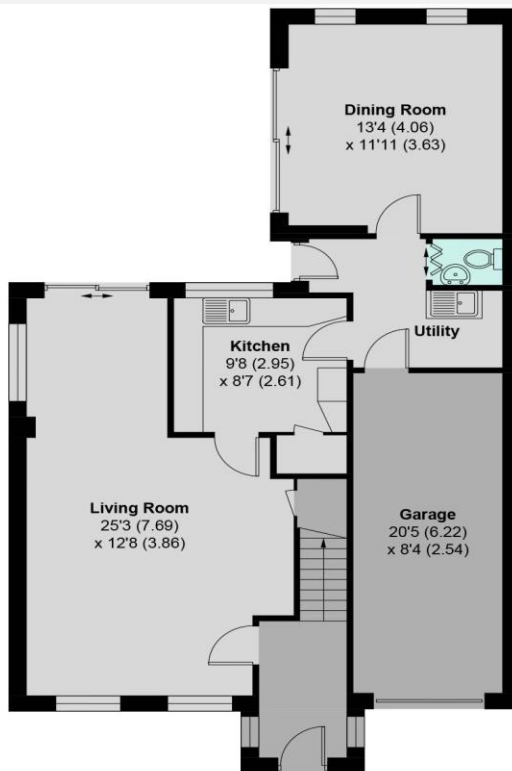
Kitchen, utility room and cloakroom wc

No upper chain

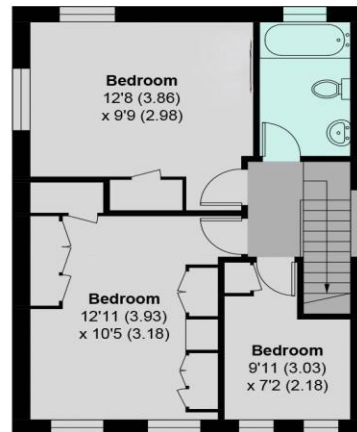
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Situated in the pretty village of Chalfont St Giles, Albion Road is within walking distance of the village centre and close to local schools. The village has a variety of shops and doctors surgery, library, as well as restaurants and traditional pubs. The local Nursery and Junior schools are within an easy walk from this property. In January 2020 the Junior School received an outstanding rating from OFSTED. Dr Challoners High School is approximately 2.47 miles and Dr Challoners Grammar school is approximately 3.39 miles from this property. For all school catchment areas please contact Buckinghamshire County Council before deciding to buy this property.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1,345 sq ft / 124.94 sq m

(Including Garage)

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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