



The Gables, Back Lane,
Chalfont St. Giles, Buckinghamshire HP8 4PF

Located in the pretty village of Chalfont St Giles, The Gables is on the market for the first time since the late 1950's. The property sits centrally on a mature garden plot of just under quarter of an acre with far reaching rural views. The bungalow offers scope to extend (subject to planning permission) and offers three double bedrooms, living room, kitchen/breakfast room, family bathroom, garage and both front and rear gardens. The property is set back from Back Lane by around 55ft with a 45ft wide frontage. The rear garden has been thoughtfully designed with two areas of level lawns, borders stocked with a variety of shrubs and perennial plants, a full width patio, workshop/home office, summer house, two greenhouses, ornamental pond with rockery, garden shed and gated access to the Back Lane allotments.

Tenure: Freehold Council tax band: G EPC rating: D

Detached bungalow in sought after village location

Scope to extend the property

Three bedrooms and bathroom

Spacious living room over looking garden

Kitchen/breakfast room with garden view

105' rear garden and large front garden

Garage and driveway parking

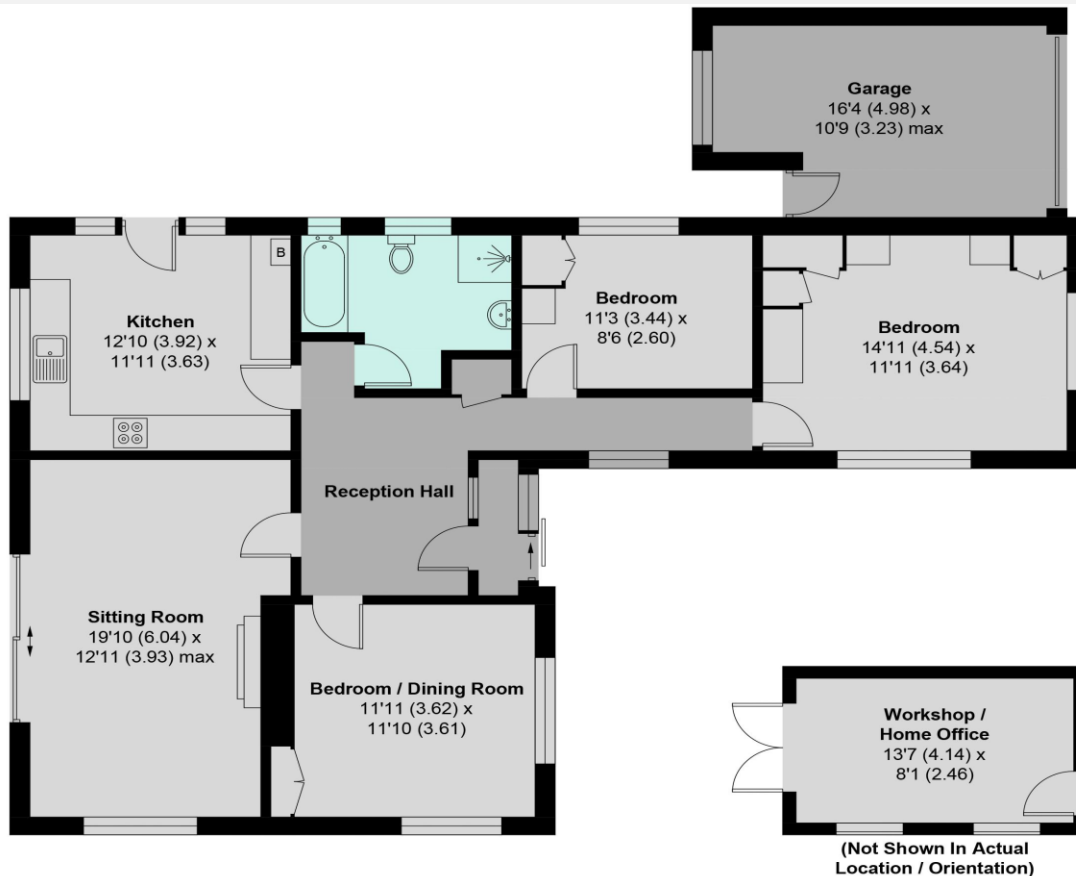
2 minutes walking distance to local amenities and open countryside

Substantial loft area

Back Lane is located on the western 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. The Gables is literally a few minutes walk away from some of the best of Bucks countryside.

The village centre (15 minute walk) with the village green and duck pond, provides all of your day to day needs. There is a Post Office and local independent shops including a baker, greengrocer, butchers, chemist, hair dressers and a Co-op supermarket, library, dentist and doctors surgery.





Approximate Area - 1383 sq ft / 128.5 sq m (Including Garage / Workshop)

This plan is for guidance only and not drawn to scale. Windows and door locations 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

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