



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 offered with no onward chain.

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

No upper chain

Substantial loft area

Back Lane is located on the western side of Chalfont St Giles.

Open countryside and woodland are 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 your day to day needs.

Nursery and Junior schools are within walking distance of this property. The Junior School received an "outstanding" rating from OFSTED.





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 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

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