



50, Albion Crescent,
Chalfont St. Giles, Buckinghamshire HP8 4ET

Peter Scott 
ESTATE AGENTS

Located in a quiet cul de sac close to the village centre, shops and schools is this quite superb detached home presented to the highest of standards. The property has been recently extended and fully refurbished to include a new 22'10 x 17'10 kitchen/living room. This fine room overlooks the landscaped south facing garden, has a sitting area with log burner, dining area and well fitted and equipped kitchen area. To the front of the property is a double entrance gravel driveway and access to both sides of the house to the rear garden. The wide patio is south facing and private and looks over a level lawned area with mature borders and shrubs. The property has undergone significant refurbishment to include, landscaping, three zone under floor heating to hall, shower room, kitchen and utility room, new Vaillant boiler and heating system, water softener, fuse box/wiring and windows.

Tenure – Freehold Council Tax – F EPC - C

Outstanding home in superb condition

Newly renovated, bright accommodation over two floors

Quiet cul de sac location

Walking distance to village centre and schools

Three first floor bedrooms, ensuite shower room, bathroom and separate shower room

Ground floor bedroom 4 / Home Office

TV snug room

Substantial 22'10 x 17'10 kitchen/living room

Double garage with electric roller door

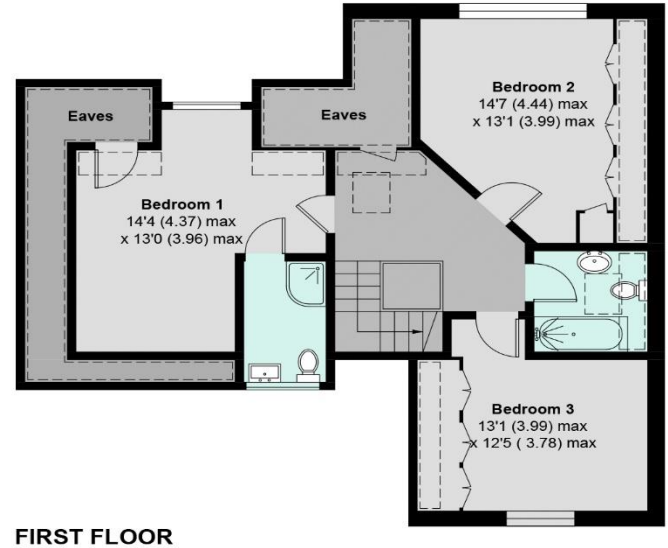
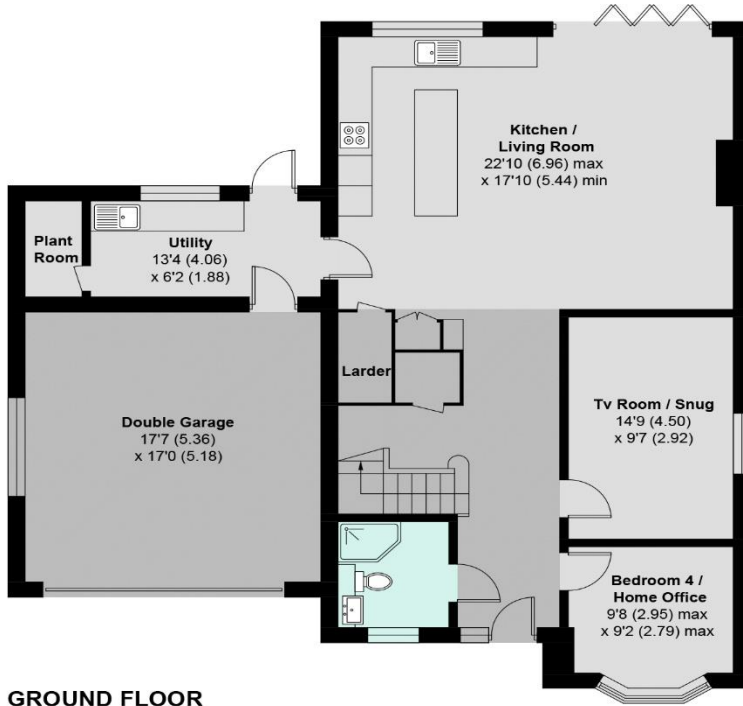
Albion Crescent is one of the quietest roads in the village sited between Deanway and Bottrells Lane. This property is at the end of the cul de sac with a convenient footpath leading to the village, shops and schools.

Chalfont St Giles village centre (5 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 - 2217 sq ft / 206 sq m (Including Garage)

This plan is for guidance only and not draw 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

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