



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

Peter Scott   
ESTATE AGENTS

Built in 1895 this Victorian cottage has been extended to the side and rear and is located in Albion Road, Chalfont St Giles. This four bedroom character property has been enlarged to provide two reception rooms, open plan kitchen/dining room, utility room, family bathroom, shower room, and integral garage. If separate home offices are needed two of the first bedrooms are perfect, one looking over the gardens and the other with a front view. There is a very pretty 80' garden with a 'kitchen garden' area and a single parking space for a small/medium car on the drive in front of the garage.

Tenure: Freehold   Council Tax Band: E   EPC rating: D

Victorian cottage close to village centre

24' x 15' living room and 15' x 14' kitchen/dining room

Four bedrooms

Home office/family room

Utility room with door to garage

Integral garage and single of road parking space

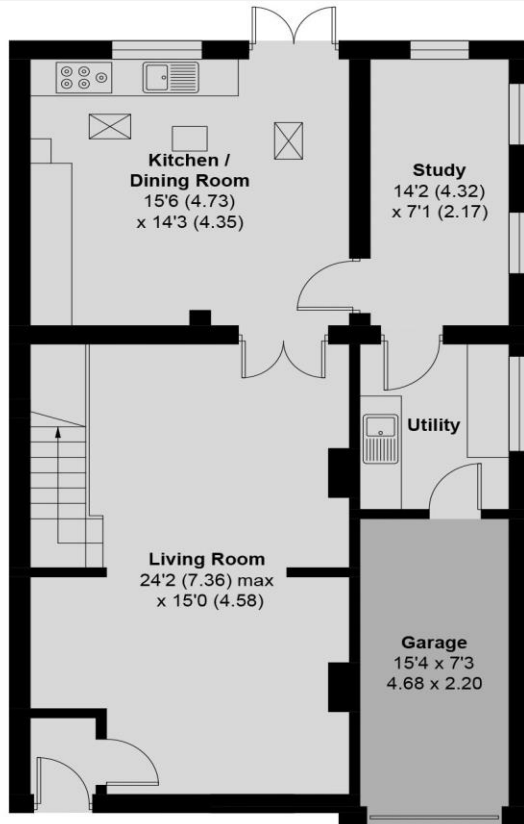
Wider than average plot with 80' west backing garden

Local schools are 5 and 10 minutes walk away

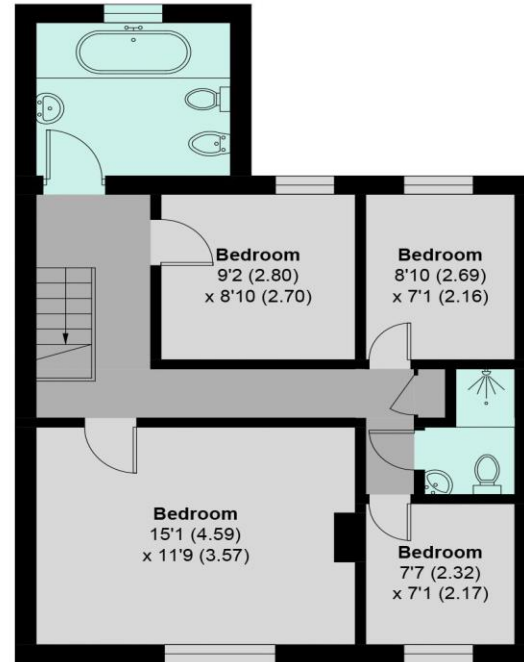
Situated in the pretty village of Chalfont St Giles, the historic home of poet John Milton with it's charming village green and duck pond. Albion Road is within walking distance of the village centre and close to local schools.

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.





**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area - 1530 sq ft / 142.1 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. C.J Property Marketing Ltd [Peterscottproperty.co.uk](http://Peterscottproperty.co.uk) 01494 870 633

**Peter Scott**