



Birkrigg, London Road,
Chalfont St. Giles, Buckinghamshire HP8 4ND

Peter Scott 
ESTATE AGENTS

A spacious semi detached home with a mature plot of around 0.35 acre with a 170ft rear garden. The property offers great scope for development and requires some modernisation. The lovely rear garden has been landscaped to provide a wide patio and raised seating area with views over the gardens and beyond. To the front of the property is a driveway with parking and side gate leading to the rear.

Birkrigg is within a 700m walk to the village centre and local bus stops close by to main towns.

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

Lovely 0.35 acre west backing plot

170 ft rear garden

Four bedroom semi detached

Requiring some modernisation

Two reception rooms plus study

Kitchen and utility room

Small garage, driveway parking

700m from the village centre, close to bus stops.

No upper chain

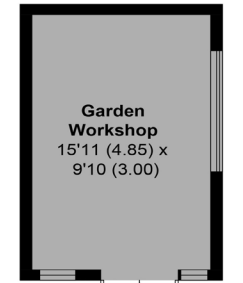
Situated in the pretty village of Chalfont St Giles, the historic home of poet John Milton with it's charming village green and duck pond.

London Road has a combination of being close to the village centre and the beautiful walks across Chiltern countryside.

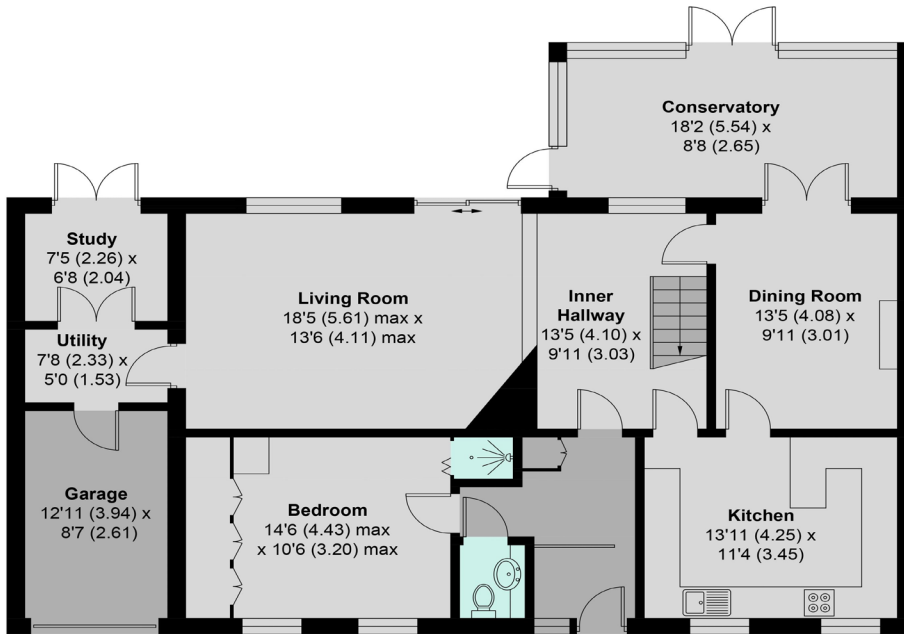
This properties location is enhanced by also backing onto the Misbourne Valley.

The village has a strong and vibrant community with excellent day to day shopping facilities as well as restaurants and traditional pubs. Chalfont St Giles has been voted as one of the best villages to live in the UK





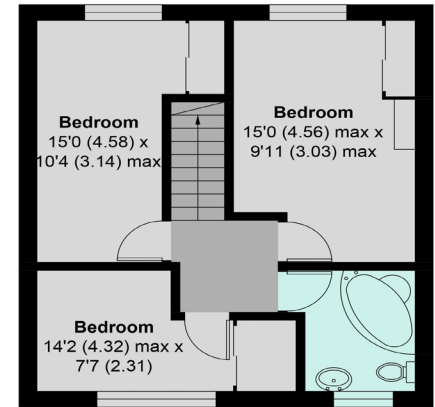
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

Approximate Area - 1,883 sq ft / 174.9 sq m
Outbuildings - 156 sq ft / 14.5 sq m
Total - 2,039 sq ft / 189.4 sq m

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. C.J Property Marketing Ltd Peterscottproperty.co.uk 01494 870 633



FIRST FLOOR

