



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

Peter Scott 
ESTATE AGENTS

A spacious three bedroom semi detached home quietly situated in a sought after road in Chalfont St Giles. The property features an impressive 31' x 14'4 open plan living/dining/kitchen, driveway parking for two cars, a garage, garden and home office overlooking the garden. The open plan living space has oak flooring throughout, a seating, dining and kitchen area with a double aspect.

The kitchen comprises grey gloss units with granite work surfaces and integrated appliances. On the first floor are three bedrooms and a bathroom. The property has driveway parking for two cars with a side access leading to the garage and an adjoining home office room. The garden has an area of lawn and a paved patio area, an ideal suntrap and sitting area. EPC Rating – C Council Tax Band - E Tenure - Freehold

Conveniently located semi detached home

Close to the village centre and both local schools

Three bedrooms, bathroom and cloakroom wc

Impressive 31' living/kitchen space with dining area

Driveway parking for two cars

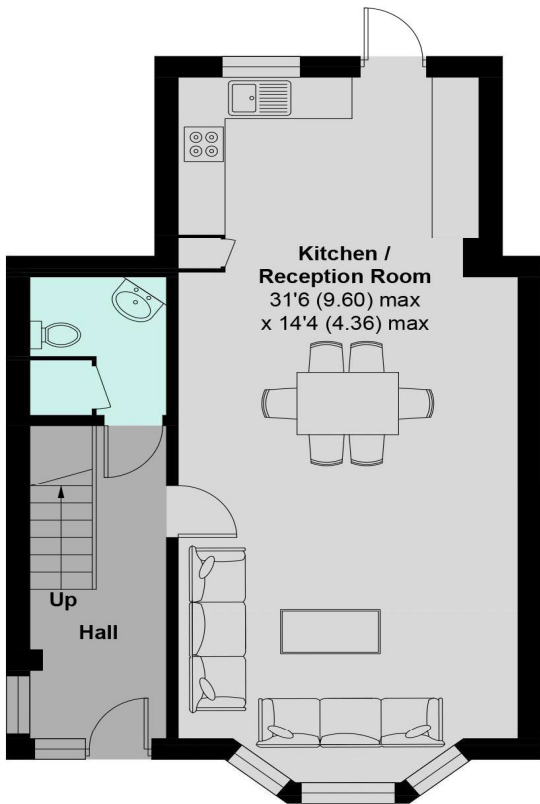
Garage and separate home office in the garden

Potential to convert the loft into a bedroom and shower room
subject to consents

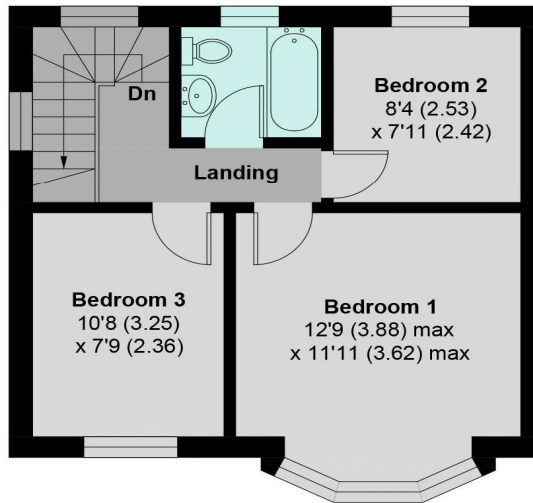
Albion Road is located only 5 minutes walk to the village centre and local schools making it a very convenient location. The local schools are Chalfont St Giles Junior School with an OFSTED rating of Outstanding and Chalfont St Giles Infant and Nursery School OFSTED rating of Good. Both are within walking distance of this home.

Before deciding to purchase this home based on schooling requirements please contact Buckinghamshire County Council as catchment areas and availability can change.

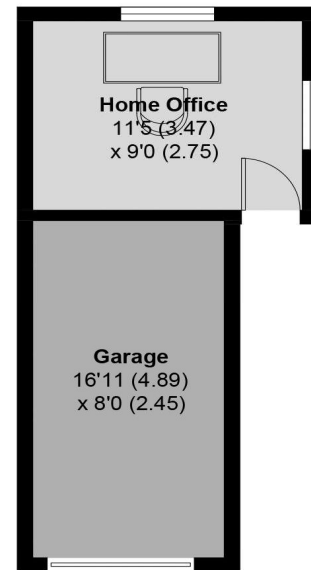




GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

OUTBUILDING

Approximate Area - 1,003 sq ft / 93.2 sq m
Outbuilding - 231 sq ft / 21.5 sq m
Total - 1,234 sq ft / 114.7 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.

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