



2 Poplar Cottages, Three Households,
Chalfont St. Giles, Buckinghamshire HP8 4LN

Peter Scott 
ESTATE AGENTS

This charming freehold two bedroom semi detached cottage is located at Three Households in the pretty village of Chalfont St Giles. The property retains original features which include two feature fireplaces, wooden staircase and floors. There is off road parking for two cars, a 60ft rear garden including a recently added garden room/home office, scope to extend (STPP) and is located close to local country walks, handy store, garden/home store and golf course. The property has recently had a new kitchen fitted with integrated appliances and is well presented. The garden at the rear is large enough to cater for a rear extension (like next door) subject to planning. A substantial garden room (EPC Rated A) was recently installed. This 4.5m x 2.6m home office/leisure room is constructed with Canadian red cedar, has double glazed bi-fold doors and side window, hard wired internet connection, lighting, power points and an electric heater. Council Tax Band: D EPC Rating : D

Semi detached character cottage

Two bedrooms

Close to golf club & countryside walks

Located in pretty village setting

Original features

Two off road parking places

Scope to extend

60ft level garden including recent cedar insulated studio/home office

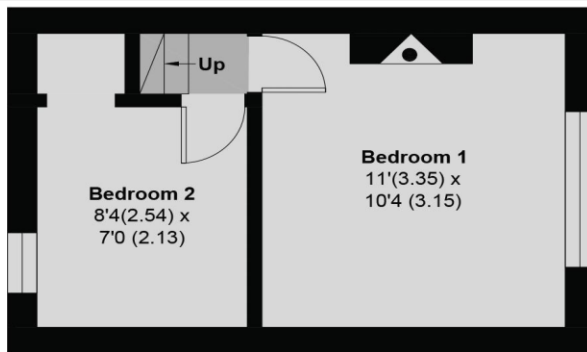
Walking distance of local amenities

5 minute drive to railway station at Seer Green (Marylebone 30 mins)

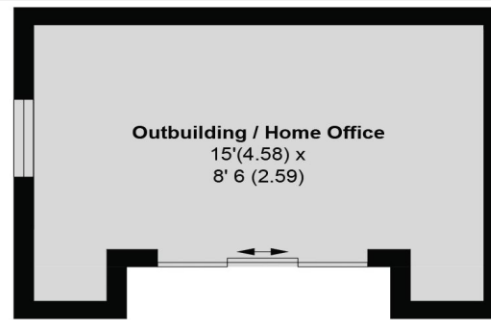
Situated in the pretty village of Chalfont St Giles with charming village green and duck pond. The village has a butcher, baker, deli, post office, greengrocers, Coop supermarket, hairdressers, beauty salon, dentist, doctors surgery, library as well as traditional pubs.

Chalfont St Giles has been voted as one of the best villages to live in the UK. With it's close proximity to Heathrow airport this location is perfect for those travelling abroad as well as commuters needing easy access to the M25, M4 and A40 into London. The local Nursery and Junior schools are within an easy walk from this property.

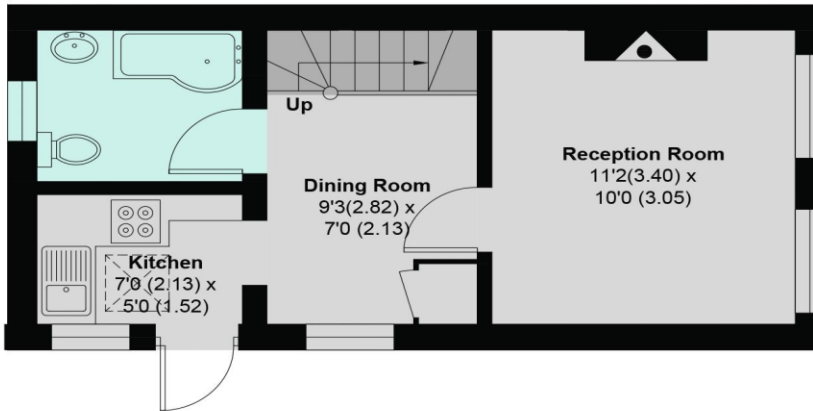




FIRST FLOOR



OUTBUILDING (NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

Approximate Area - 482 sq ft / 44.8 sq m
Outbuilding - 139 sq ft / 12.9 sq m
Total - 621 sq ft / 57.7 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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