



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

Peter Scott 
ESTATE AGENTS

This four double bedroom family home is located within walking distance to the village centre of Chalfont St Giles. This delightful property features a spacious L shaped kitchen/dining room and a good size living room, both rooms with bi-fold doors to the beautiful gardens. There are bedrooms to both ground and first floor served by a shower room and bathroom. Located in Albion Road with its own driveway and parking, the village Infant school is a 3 minute walk away with village amenities and shops close by. The well stocked rear garden is around 80' deep including the patio and also has an excellent timber chalet measuring 23' x 12', ideal for home working. with its own hard wire land line. There is also an additional garden store and 35' x 10' driveway. The property has 18 solar panels generating around 5.95 kWh using the Solar Edge monitoring system.

A bright and spacious chalet style home

Located close to village centre and amenities

Two ground floor and two two first floor bedrooms

Ground floor shower room and first floor bathroom

Large L shaped kitchen/dining room

Good size living room with garden views

Presented to a high standard with modern fittings

Off road parking with 35' x 10' side driveway

Lovely well stocked garden with west aspect

23' x 12' high quality outbuilding/home office with own hard wire

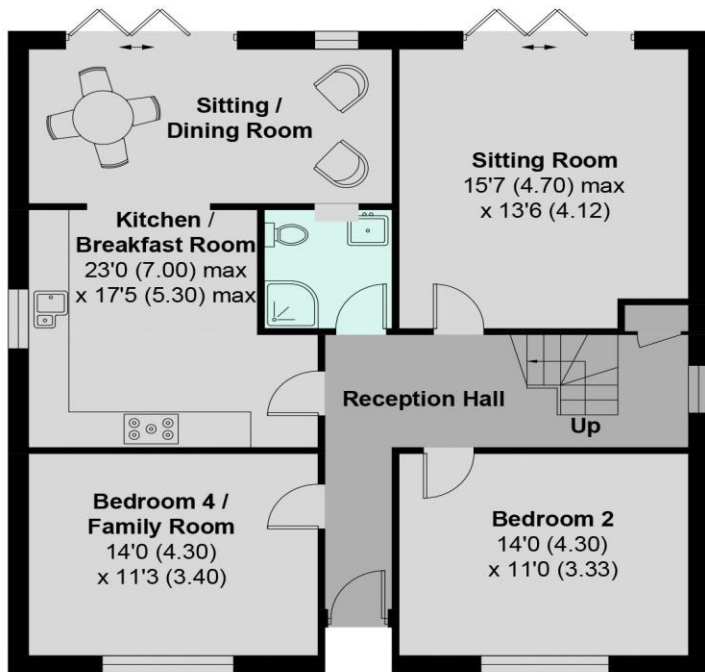
Albion Road is a charming location close to the village shops and schools. With a variety of both character and more modern homes in the road this quiet village road is one of the most convenient locations for using the village amenities.

Within a few minute's walk is the bustling centre of Chalfont St Giles with village green, duck pond, butcher, baker and greengrocer. Locals schools are nearby with the Infant School only 3 minutes walk.

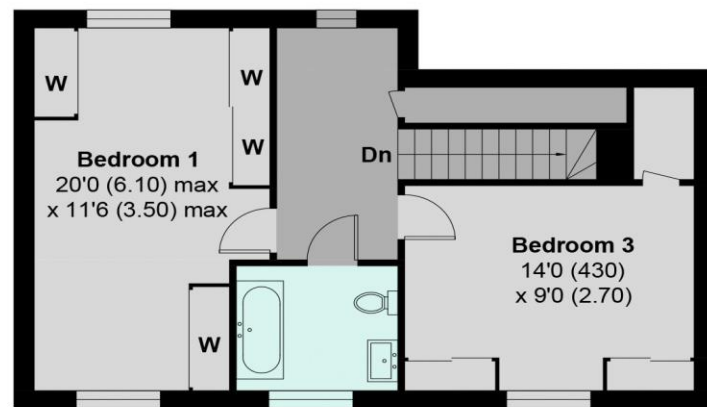
EPC – C Council Tax Band – F

Tenure - Freehold





GROUND FLOOR



FIRST FLOOR

Approximate Area - 1672 sq ft / 155.3 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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