

**30 Albion Road, Chalfont St Giles,  
Buckinghamshire, HP8 4EW**



**ROBSONS**  
RESIDENTIAL SALES

# 30 Albion Road, Chalfont St Giles, Buckinghamshire, HP8 4EW

**An attractive three-bedroom semi-detached home situated in a popular location. The property is well presented and retains many original features. The accommodation comprises sitting/dining room, kitchen, two bedrooms and family bathroom to the first floor, further double bedroom to the second floor. Gardens to both front and rear. Freehold. EPR: E. Council Tax Band: E**

The picturesque village of Chalfont St Giles is approximately 0.3 miles from the property with the area being renowned for its highly regarded educational facilities, variety of community and social amenities plus excellent rail communications with a choice of Chalfont and Latimer, Chorleywood, Seer Green and Gerrards Cross stations all within 4 miles of the property. The M25 and the M40 are also both within 6 miles of the property. The area boasts highly sought after schooling with a choice of well-regarded private and state schools including the renowned Grammar School of Dr Challoner's.



Viewing by appointment only  
via  
Robsons Estate Agents  
Station Approach  
Little Chalfont  
Buckinghamshire  
HP7 9PR  
Tel: 01494 724999  
email: [property@robsonsbucks.com](mailto:property@robsonsbucks.com)



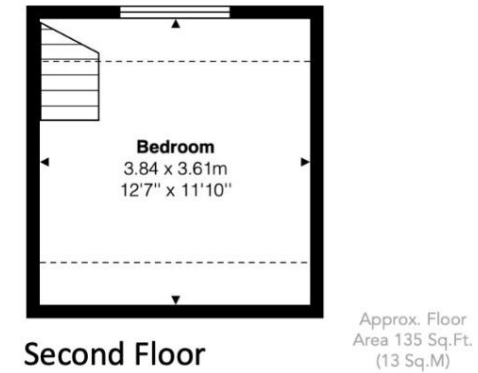
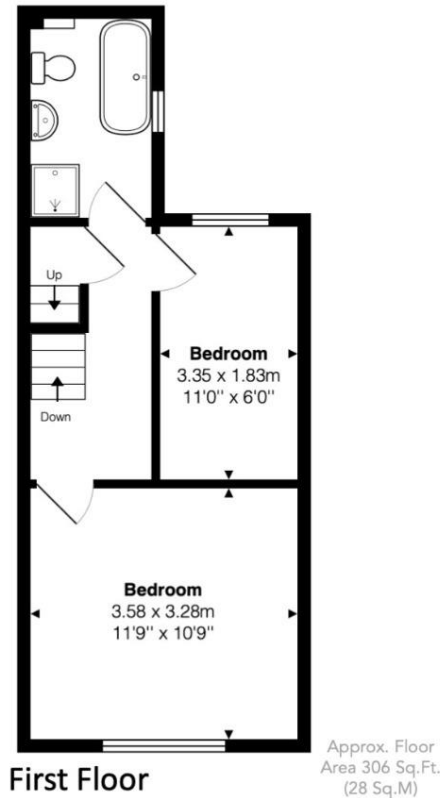
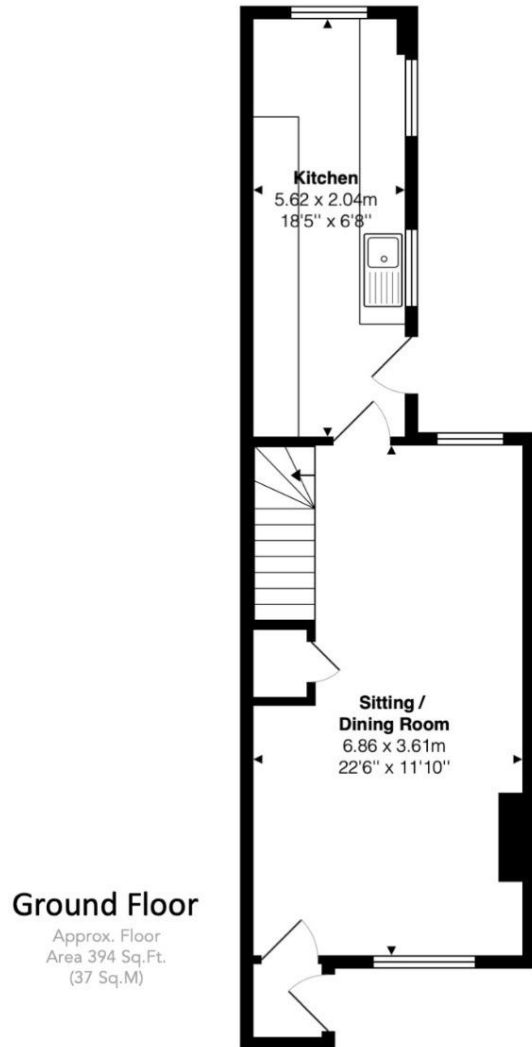
Directions: From Chalfont & Latimer Station proceed in the direction of Amersham. At the mini roundabout take the first exit onto Cokes Lane. Proceed along the road bearing left at the bend, this in turn becomes Nightingales Lane and then Vache Lane. At the double mini roundabout proceed straight across and down the hill into Chalfont St Giles village. Take the next split turning on the right into Up Corner and bear left up the hill onto Silver Hill, keeping left again onto Bottrell's Lane. Albion Road can be found a short distance along on the left and the property can be found towards the end of the road on the right-hand side.

\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both. Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

# 30 Albion Road, Chalfont St. Giles, Buckinghamshire, HP8 4EW

Approx. Gross Area  
78 sq m – 835 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

