



The Kendal Roughwood Lane, Chalfont St. Giles
£3,850 pcm



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The Kendal Roughwood Lane

Chalfont St. Giles, HP8

A beautifully renovated Grade II listed three bedroom, three bathroom barn conversion, set amongst a small cluster of new homes in Chalfont St Giles.

The property is accessed off a country lane and is approximately 1.5 miles from Chalfont & Latimer and Chorleywood stations both on the Metropolitan and Chiltern lines, providing great access into London.

The barn has vaulted ceilings and exposed beams and comprises an entrance hall which leads to a downstairs WC, study area, utility room with washing machine and tumble dryer. The living, dining and kitchen area is double aspect split level, and comprises large living room leads to a dining area and large open plan kitchen with patio doors onto the garden.

The kitchen includes Neff induction hob, double oven, dishwasher, fridge/freezer, a double sink and plenty of storage cupboards. Further benefits include water underfloor heating throughout the downstairs. Upstairs are two double bedrooms with fitted wardrobes and both have en-suites, followed by a third double bedroom with an en-suite shower room which is accessed via a separate set of stairs. The property is available now and offered unfurnished.

Based on an asking price of £3,850pcm

Five week Security Deposit Payable is £4,442.00

A Holding Deposit of £888.00 is required to reserve this property.

Minimum Term 12 months.

Council Tax band: G



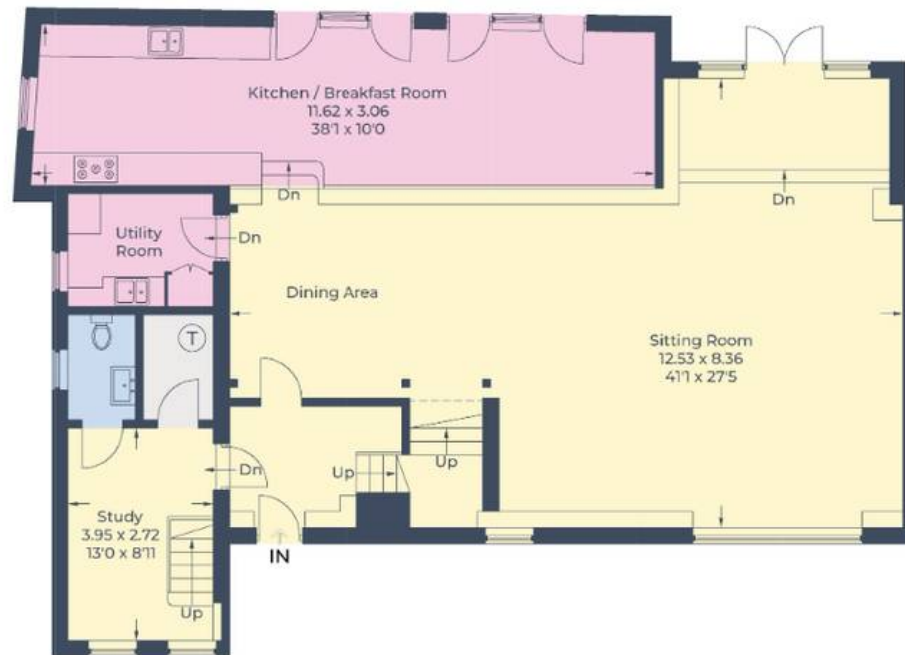








Approximate Gross Internal Area
 Ground Floor = 147.3 sq m / 1,585 sq ft
 First Floor = 43.8 sq m / 471 sq ft
 Second Floor = 15.7 sq m / 169 sq ft
 Total = 206.8 sq m / 2,225 sq ft



Ground Floor



First Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.





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