



37 Albion Crescent, Chalfont St. Giles - HP8 4ET

Guide Price £700,000

 **TIM RUSS**
& Company

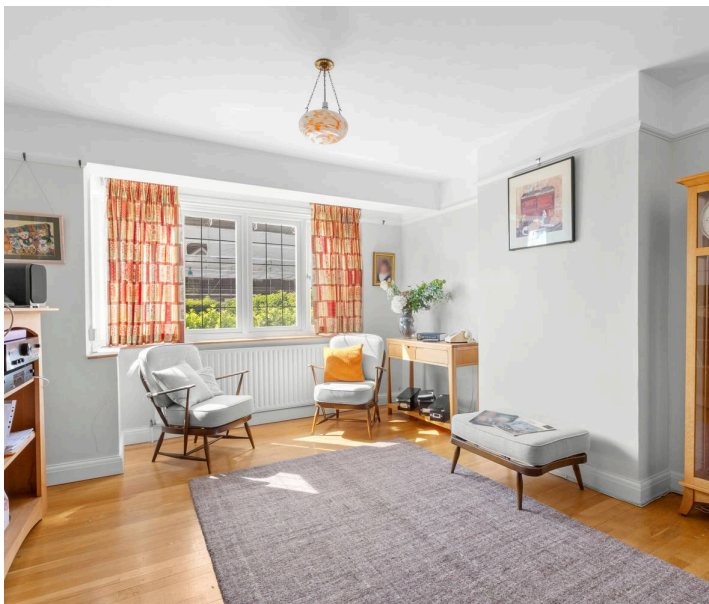


37 Albion Crescent

Chalfont St. Giles

- 1930's Bay Fronted Three Bedroom Semi Detached House
- Potential To Extend (STPP)
- Delightful Rear Garden With Summer House
- Spacious Living Room With Bay Window
- Good Size Kitchen/Dining Room
- Set In Desirable Cul-De-Sac
- Located In A Picturesque Village
- Private Driveway

Chalfont St. Giles offers a good range of local shops, including post office, village churches, coffee shops, pubs, restaurants and well regarded village schools. The larger towns of Beaconsfield and Amersham are just a short drive and offer a more comprehensive range of facilities. For the commuter, the Metropolitan line rail service to London Baker Street is available from Chalfont and Latimer station, together with the Chiltern Line into London Marylebone from Seer Green and Gerrards Cross. The motorway network can be accessed at Denham (M40 J1) for convenience to London, Heathrow and the M25 motorway network.



37 Albion Crescent

Chalfont St. Giles

Situated towards the end of a favoured cul-de-sac in a sought after picturesque village, a 1930's three bedroom bay fronted semi detached home occupying a delightful plot with potential to extend subject to the usual planning consent. The property is approached from a private driveway providing parking facilities, you enter the property from a light and airy entrance hall with cloakroom and stairs rising to the first floor landing. Two doors give access to to an impressive 23ft living room with bay window and feature fireplace, to the rear of the property is an extensively fitted kitchen/dining room overlooking the delightful rear garden and complimented by a useful utility room. On the first floor are three bedrooms, the main front bedroom features a bay window, bedrooms two and three both overlook the rear garden, there is a main bathroom plus separate W.C. Outside the rear garden is mainly laid to lawn, enclosed on all sides by wood panel fencing, the garden comprises a patio area with a variety of flower beds, stocked with mature shrubs and plants. At the end of the garden is a large gazebo, ideal for alfresco dining plus garden shed and summer house.

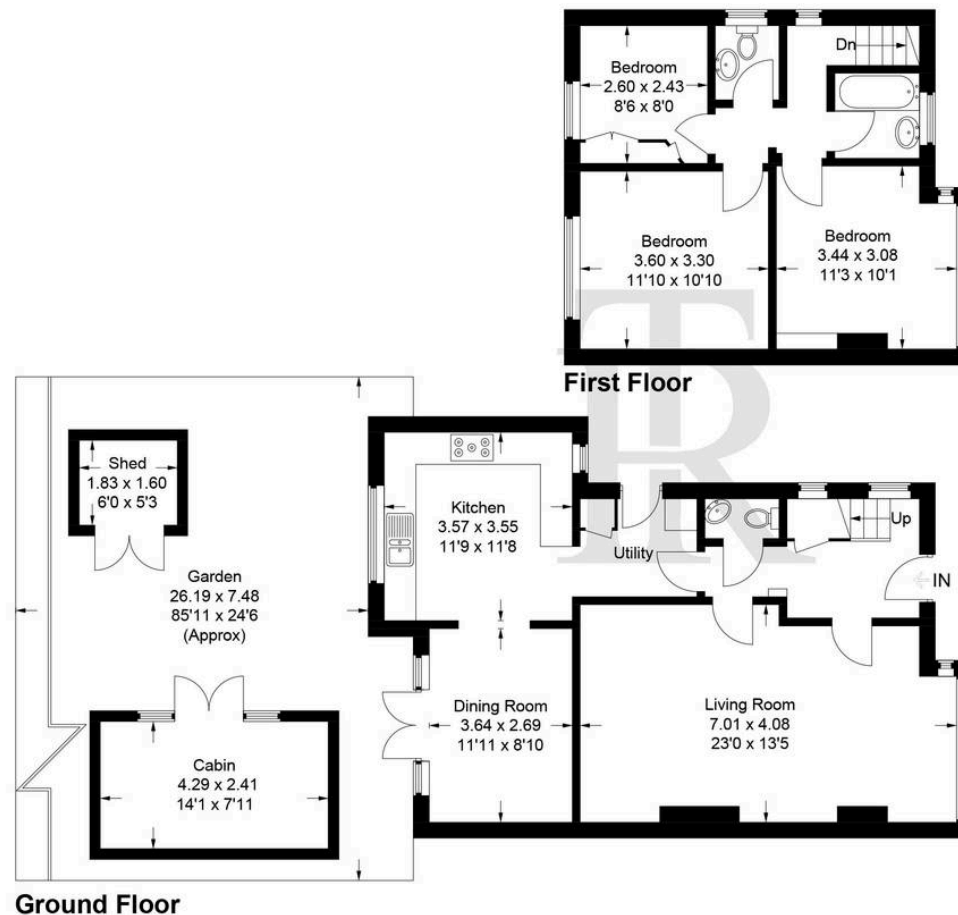
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 65.2 sq m / 702 sq ft
 First Floor = 41.0 sq m / 441 sq ft
 Outbuildings = 13.3 sq m / 143 sq ft
 Total = 119.5 sq m / 1286 sq ft
 (Including Shed)

Floor Plan produced for Tim Russ & Company ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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