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

Guide Price **£350,000**

TIM RUSS & Company

Poplar Cottages Three Households

Chalfont St. Giles

- Two Bedroom Semi Detached Character Cottage
- Located In Pretty Village Location
- Useful Studio/Home Office
- Delightful 60ft Rear Garden
- Two Off Road Parking Places
- Close To Golf Club & Countryside Walk
- Walking Distance Of Local Shops
- No Onward Chain

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 at 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.

Poplar Cottages Three Households

Chalfont St. Giles

A character cottage with a separate garden studio, combining a comfortable home with space to work away from the distractions of everyday life. Situated in Three Households, Chalfont St Giles, this two-bedroom semi-detached property has an approximately 60ft rear garden, off-road parking for two cars and no onward chain.

The sitting room has a feature fireplace and timber flooring, giving it a welcoming cottage feel. A modern fitted kitchen includes integrated appliances, while the bathroom is also on the ground floor. Upstairs, there is a double bedroom and a smaller second bedroom, suitable for guests or a child.

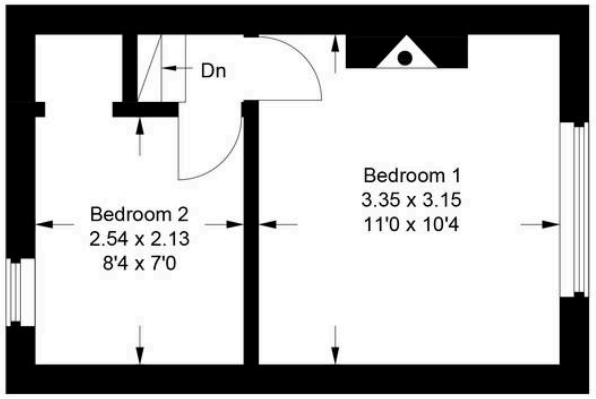
The garden studio is a particular highlight. It has electric heating, lighting, power and a hardwired internet connection, with double-glazed bi-fold doors opening onto the garden. It provides a dedicated workspace without taking over a bedroom, or a separate place for hobbies and relaxation. The rear garden offers room for seating, planting and enjoying time outside, with the studio positioned at the far end.

Council Tax band: D

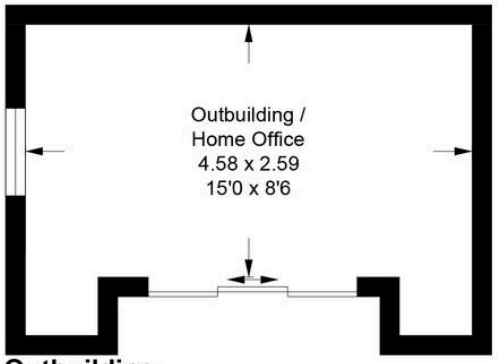
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

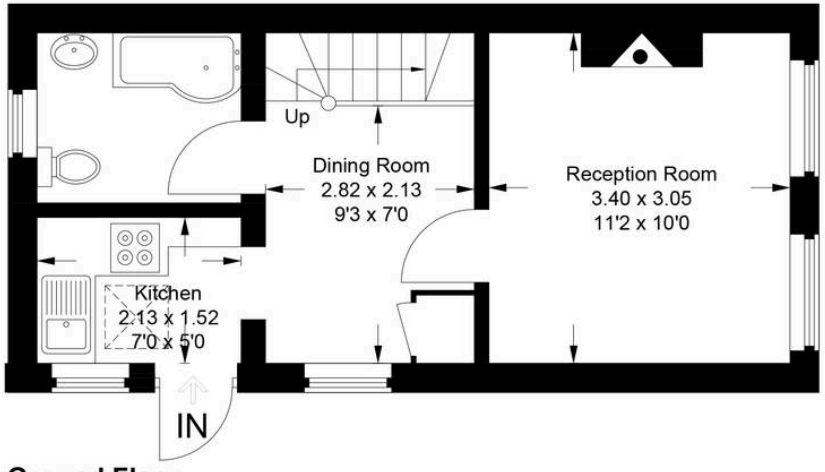


First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



Ground Floor

2 Poplar Cottages Three Households

Approximate Gross Internal Area = 44.8 sq m / 482 sq ft
Outbuilding = 12.9 sq m / 139 sq ft
Total = 57.7 sq m / 621 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

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