



9 Misbourne House Amersham Road, Chalfont St. Giles

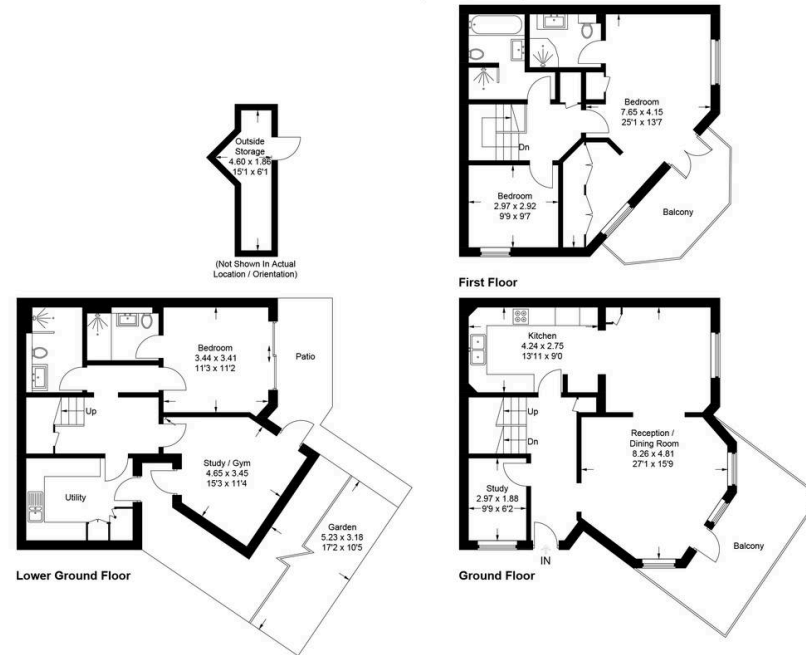
Guide Price £1,000,000

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Key Features

- Exclusive gated development of just 12 homes, within over six acres of private parkland.
- Residents' tennis court and secure electric gates with CCTV and ANPR.
- Generous balconies overlooking the communal grounds.
- Potential for a self-contained annexe, subject to necessary consents.
- Integrated garage, driveway parking and visitor spaces.
- Located near Chalfont St Giles village centre and surrounding countryside.
- **EPC: C**
- **Council Tax Band: G**
- **Tenure: Freehold**

Approximate Gross Internal Area
 Lower Ground Floor = 57.1 sq m / 615 sq ft
 Ground Floor = 62.6 sq m / 674 sq ft
 First Floor = 51.8 sq m / 557 sq ft
 Outside Storage = 5.3 sq m / 57 sq ft
 Total = 176.8 sq m / 1,903 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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