



50 Kings Road, Chalfont St. Giles - HP8 4HN
£765,000

 **TIM RUSS**
& Company



50 Kings Road

Chalfont St. Giles

- Attractive 1930's Semi Detached House
- Three Good Size Bedrooms
- Two Separate Reception Rooms
- Excellent Extension Possibilities STPP
- Stunning Large Rear Garden
- Situated In Favoured Location
- Set In Popular Village
- Long Driveway & Double Length Garage

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.



50 Kings Road

Chalfont St. Giles

A very attractive 1930's bay fronted semi detached property occupying a glorious large garden providing excellent extension possibilities subject to the usual planning permission.

The property is approached by a long driveway providing ample parking facilities leading to a double length garage, providing additional parking facilities. Situated in this favoured location in this highly regarded village, only a 10 minutes drive from Chalfont and Latimer railway station at Little Chalfont. In brief the accommodation comprises entrance hall with cloakroom and stairs to first floor, a delightful sitting room with feature fireplace and bay window, separate dining room which could combine well with the kitchen to accommodate an excellent kitchen/dining room which is so often sought after.

On the first floor are three good size bedrooms and a family bathroom. Outside the rear garden is undoubtedly a fine feature of the property, an excellent size with a numerous selection of flower beds and fruit trees, large vegetable plot.

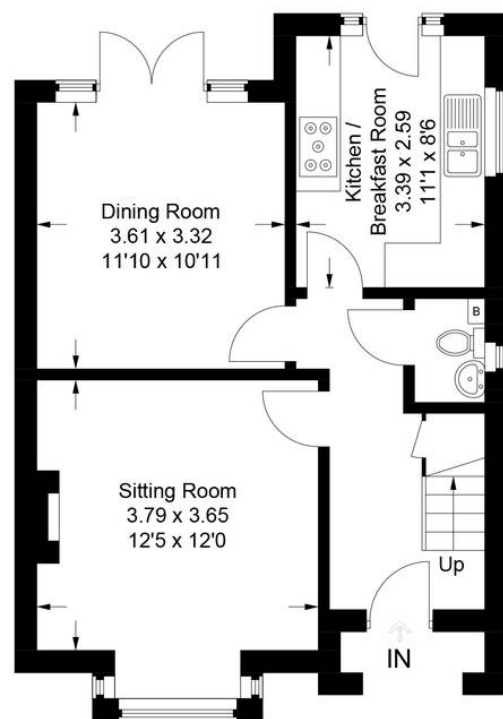
Council Tax band: E

Tenure: Freehold

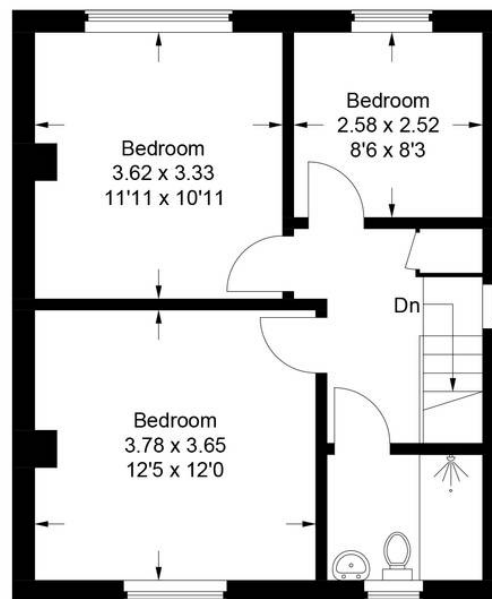
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

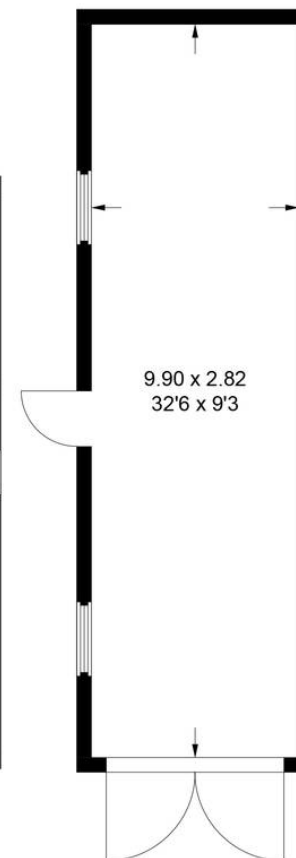




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

50 Kings Road

Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Outbuilding = 27.7 sq m / 298 sq ft
 Total = 119.9 sq m / 1,290 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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