



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

Guide Price £415,000

 **TIM RUSS**  
& Company



## 2 Poplar Cottages Three Households

Chalfont St. Giles, Chalfont St. Giles

- Semi Detached Character Cottage
- Located In Pretty Village Location
- Two Bedrooms
- Useful Studio/Home Office
- Delightful 60ft Rear Garden
- Two Off Road Parking Places
- Close To Golf Club & Countryside Walk
- Walking Distance Of Local Shops

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.



## 2 Poplar Cottages Three Households

Chalfont St. Giles, Chalfont St. Giles

This charming and well presented two-bedroom semi-detached character cottage is located at Three Households in this picturesque village of Chalfont St Giles, offering a blend of period appeal and modern convenience. The property boasts a thoughtfully arranged interior with a welcoming living room that benefits from a feature fireplace, creating a warm and inviting atmosphere. There is a recently fitted kitchen with integrated appliances and a beautifully fitted ground floor bathroom, whilst on the first floor are two bedrooms.

There is off road parking for two vehicles to the front, at the rear is an attractive 60ft rear garden offering the option for a rear extension, subject to the usual planning consent. At the end of the garden is a substantial garden room which was recently added. This 4.5m x 2.6m home office/leisure room is constructed with Canadian red cedar, has double glazed bi-fold doors and side window, hard wired internet connection, light and power points and an electric heating.

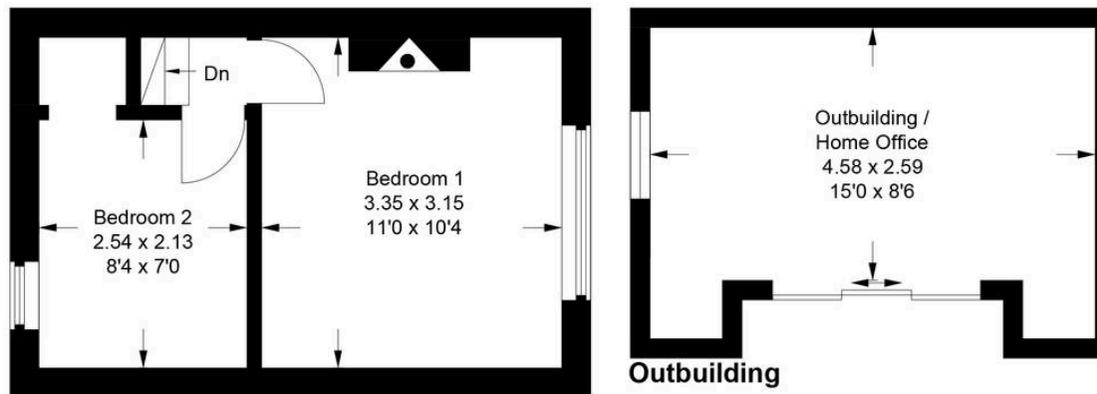
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

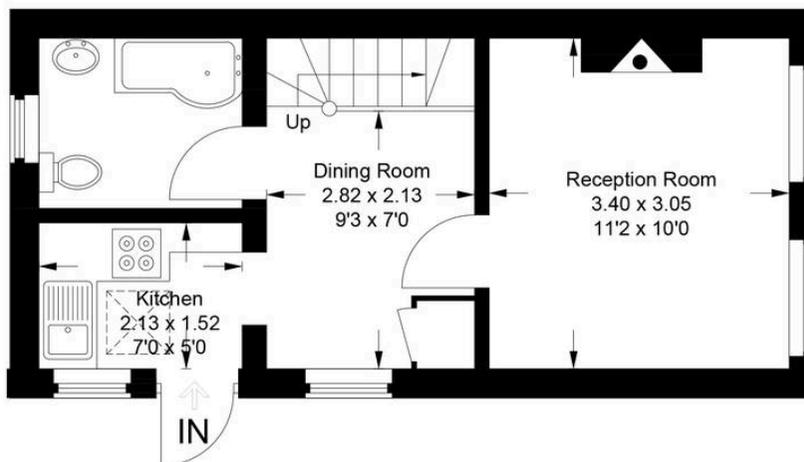




**First Floor**

**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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# Tim Russ and Company

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