



75 Narcot Lane, Chalfont St. Giles - HP8 4DU

Offers Over £600,000

 **TIM RUSS**  
& Company



## Narcot Lane

Chalfont St. Giles

- Three/Four Bedroom Extended
- No Onward Chain
- Lovely outlook to the Front
- Family Room
- Large Sitting/Dining Room
- Two Bathrooms
- Kitchen
- Garage & Large Driveway
- Generous Garden



# Narcot Lane

Chalfont St. Giles

Ideally situated just a short distance from the centre of this popular village, this extended and spacious 3/4 bedroom family home is offered with no onward chain and enjoys a lovely outlook to the front. A much cherished home for many decades, it has been extended over the years and offers generous space with tremendous scope for modern family living. It would now benefit from some updating, yet it has a lovely feel, with an abundance of natural light pouring through the large windows.

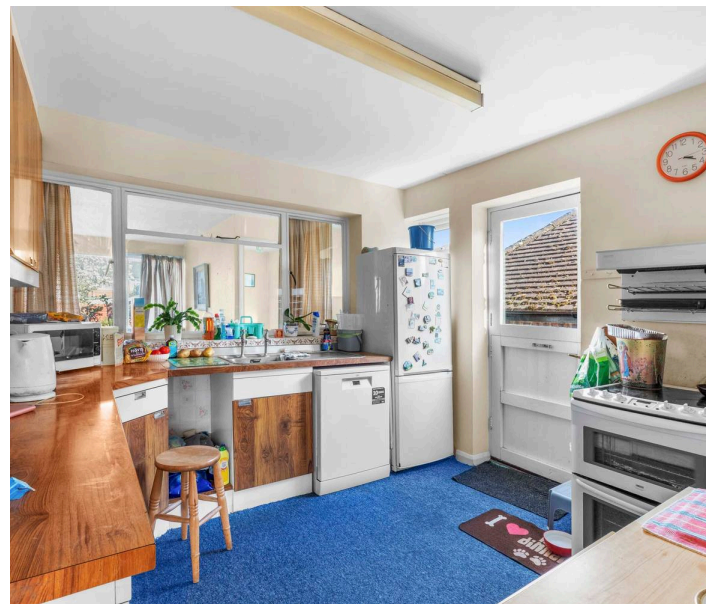
The entrance hall gives access to the cloakroom, kitchen and spacious sitting/dining room. To the rear are the family room, an additional reception room or bedroom four, and one of the two bathrooms. The first floor provides three bedrooms and a further bathroom. Outside, the property enjoys a generous rear garden and garage accessed from the driveway.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Approximate Gross Internal Area  
 Ground Floor = 81.8 sq m / 880 sq ft  
 First Floor = 46.9 sq m / 505 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 142.5 sq m / 1533 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.  
 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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