



8 Narcot Way, Chalfont St. Giles - HP8 4DW
£600,000

 **TIM RUSS**
& Company



8 Narcot Way

Chalfont St. Giles

- Offered To The Market With No Onward Chain
- Three-bedroom End-Of-Terrace Family Home
- Living Room Ideal For Family Living And Entertaining
- Well Appointed Kitchen/Breakfast Room
- Bright Conservatory Overlooking The Rear Garden
- Private Enclosed Rear Garden And Garage
- Sought-After Residential Location
- Close To Village Centre, Amenities And Schools

Chalfont St Giles is a picturesque village in Buckinghamshire, England, nestled within the Chiltern Hills Area of Outstanding Natural Beauty. Known for its historic character, attractive village green, and traditional cottages, it offers a blend of rural charm and modern convenience. The village is perhaps best known for its connection to the poet John Milton, who lived there during the Great Plague of London in 1665 and whose former home is now a museum. Surrounded by rolling countryside and woodland, Chalfont St Giles provides excellent opportunities for walking, cycling, and enjoying the natural landscape. Despite its tranquil setting, the village benefits from good transport links to London and nearby towns, making it a desirable location for both residents and visitors. Its welcoming community, independent shops, cafés, and local amenities contribute to its reputation as one of Buckinghamshire's most attractive and historic



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Offered with no onward chain, this attractive three-bedroom end-of-terrace home occupies a pleasant position within a quiet and highly sought-after residential location in the heart of Chalfont St Giles. Well maintained throughout, the property offers bright, spacious, and versatile accommodation ideally suited to families, downsizers, or those seeking a village lifestyle with excellent local amenities. A generous living/dining room, providing an ideal space for both everyday living and entertaining, together with a well-appointed kitchen/breakfast room offering ample storage and workspace. A spacious conservatory to the rear creates an additional reception area and enjoys views over, and access to, the private rear garden. On the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the enclosed rear garden provides a pleasant space for outdoor dining and relaxation, while the property further benefits from a garage and attractive front gardens. Conveniently located within easy reach of the village centre, highly regarded schools, local shops, countryside walks, and excellent transport links, this chain-free home presents an excellent opportunity to acquire a well-balanced property in one of Buckinghamshire's most desirable villages.

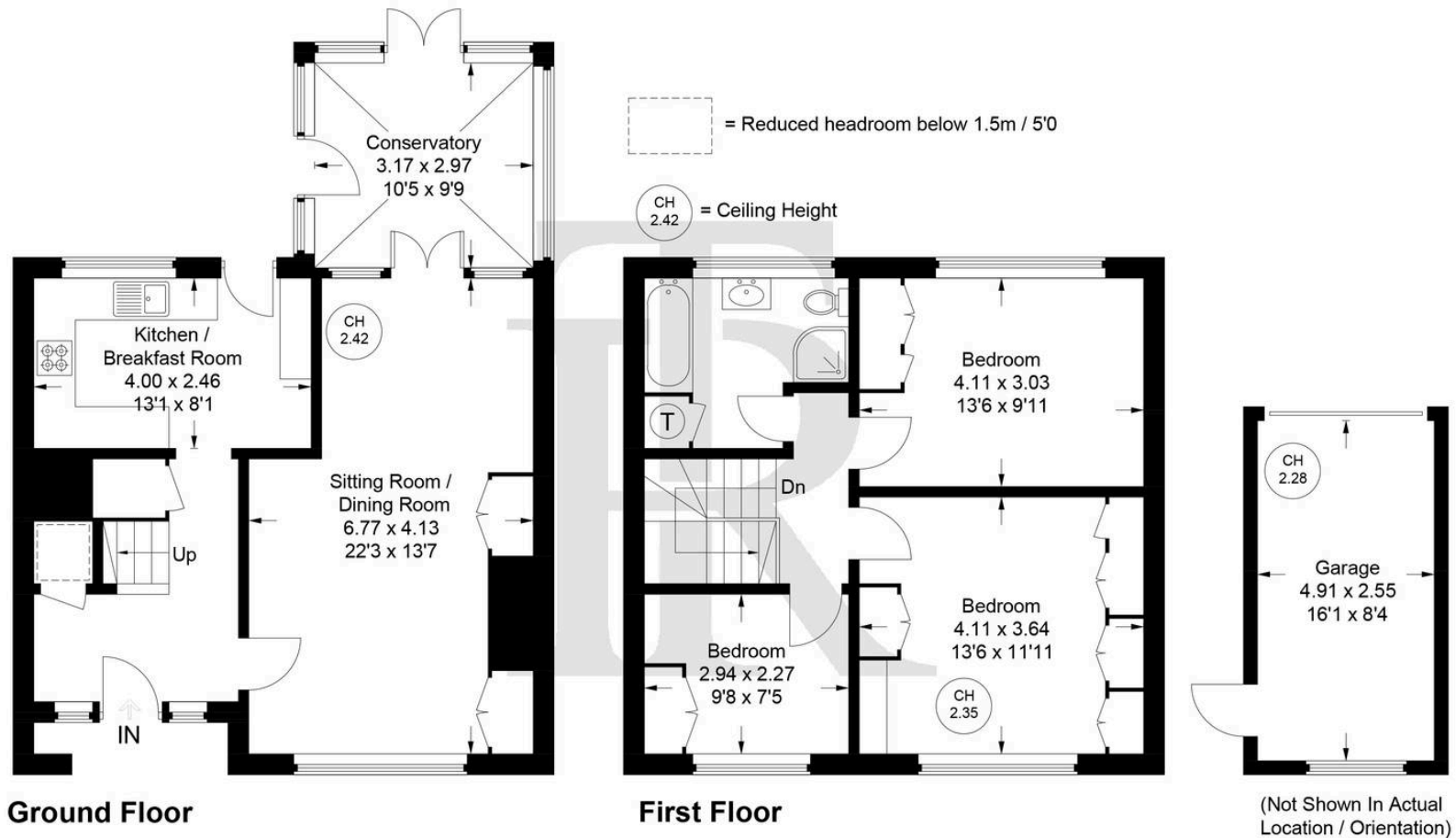
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area
 Ground Floor = 57.3 sq m / 617 sq ft
 First Floor = 49.3 sq m / 531 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 118.8 sq m / 1279 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

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

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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