



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



36 Albion Crescent, Chalfont St Giles. HP8 4ET.

£850,000 Freehold

Hilton King and Locke are delighted to present this large 4 bed detached bungalow situated in an ever-popular road in the highly sought-after Chalfont St Giles. This property is ideally positioned within minutes walking distance of the village and provides easy access to London as well as local areas such as, Gerrards Cross, The Chalfont's and Uxbridge, the M25/M40/M4 are all also easily accessible.

The ground floor comprises of three double bedrooms, a large living room with an open fireplace, dining room, family bathroom, kitchen/breakfast room and utility.

The first floor is made up of one large bedroom and another small bedroom/Study. There are also large eaves storage around the whole top floor which is accessible from multiple



points.

To the rear of the property is a large patio seating area, spacious garden laid mostly to lawn, as well as a vegetable patch which could be converted back into lawn if wanted to extend the garden further.

The front of the property offers off street parking for multiple cars as well as access to as large detached garage.

This property provides fantastic Potential to Extend (STPP).



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing (whether in writing or otherwise) as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

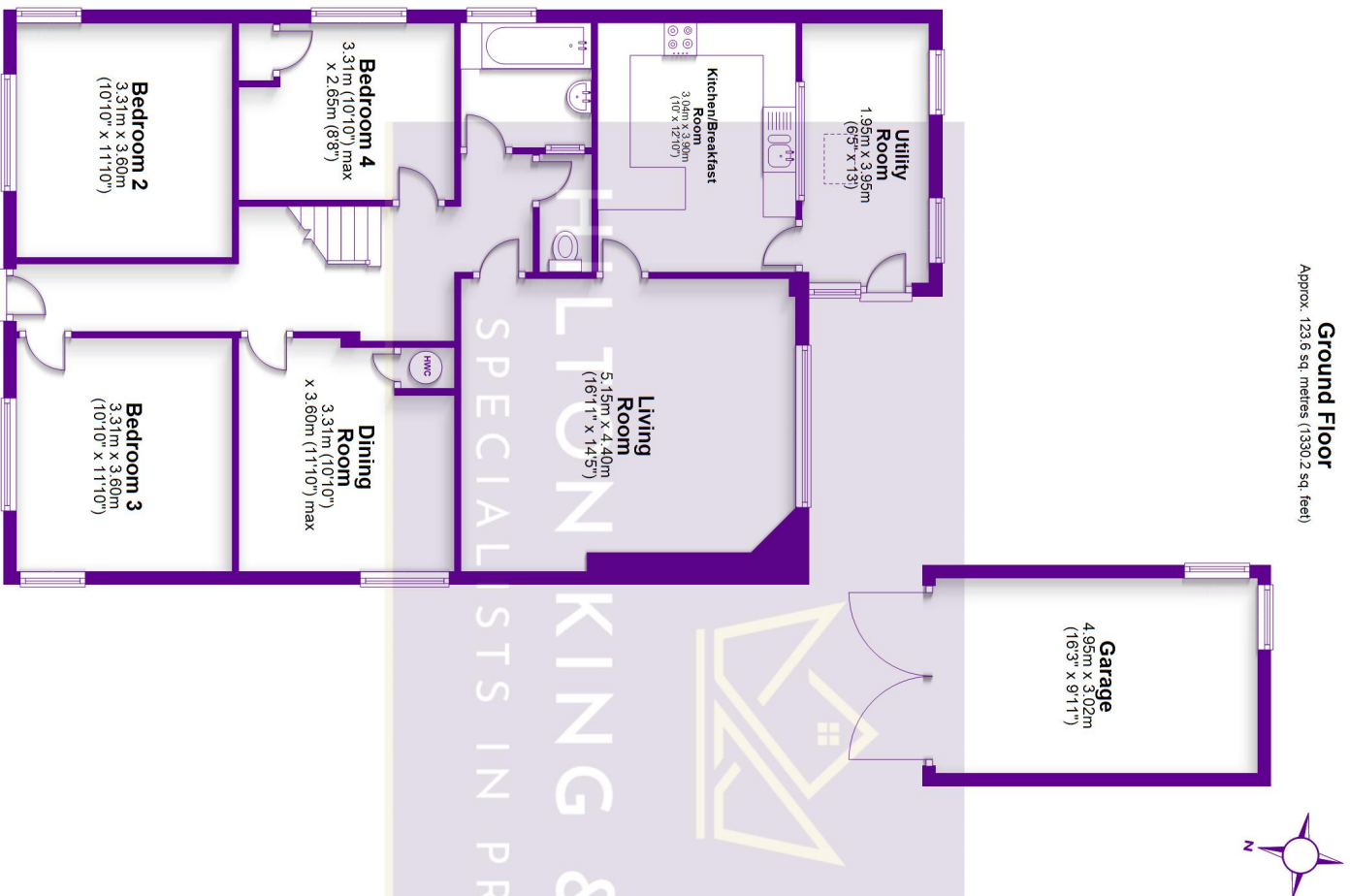
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



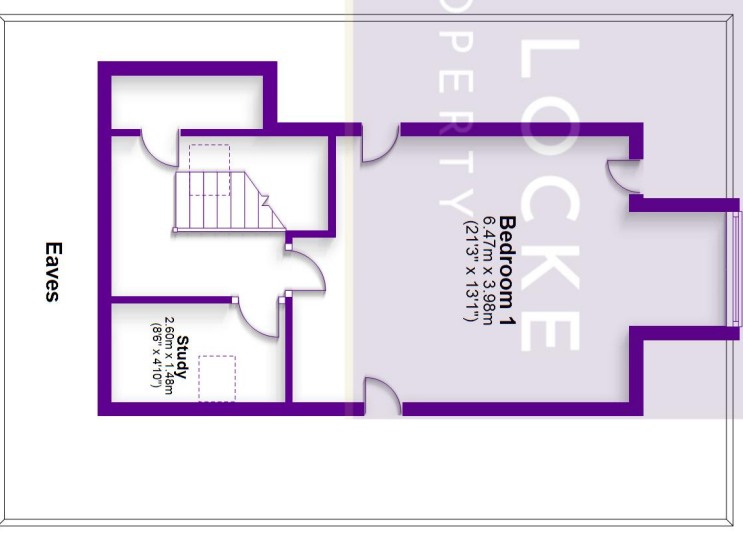
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Ground Floor
Approx. 123.6 sq. metres (1330.2 sq. feet)



First Floor
Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 158.9 sq. metres (1710.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only and should not be relied upon. Total area includes loft room, outbuildings and eaves.
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