

**2 Meadow Cottages, Amersham Road, Chalfont St
Giles, Buckinghamshire, HP8 4RS**



ROBSONS
RESIDENTIAL SALES

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An attractive 3-bedroom and 2-bathroom semi-detached property situated in a semi-rural location, with the benefit of a large westerly facing rear garden and uninterrupted views of the Misbourne Valley. The property features a spacious sitting/dining room with open fireplace; modern fitted kitchen with double doors onto the garden; 3 good size bedrooms (one with en-suite bathroom); and family bathroom. Furthermore, there is a large driveway and single garage. No onward chain.

Freehold - EPR: E - Council Tax Band: E

The picturesque village of Chalfont St Giles is approx. 1.3 miles from the property with the area being renowned for its highly regarded educational facilities, variety of community and social amenities plus excellent rail communications with the closest being either Chalfont and Latimer (1.65 mile walk, via footpaths) or Amersham (2.40 miles). The M25 and the M40 are within approx. 7 miles of the property. Nearby Amersham Old Town is set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; whilst Amersham-on-the-Hill contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Amersham today a new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). Nearby, there is highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls). Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

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Directions: From our Little Chalfont office, turn right onto the A404. At the roundabout turn left onto Cokes Lane and as the road turns sharply to the left turn right, a continuation of Cokes Lane, following signs to Harewood Downs Golf Course. Continue to the end of the road and turn left onto the A413 (London Road East) towards Chalfont St Giles. Follow the road for approx. 0.3 mile and shortly after the Ivy House (on left), the property can be found on your right.

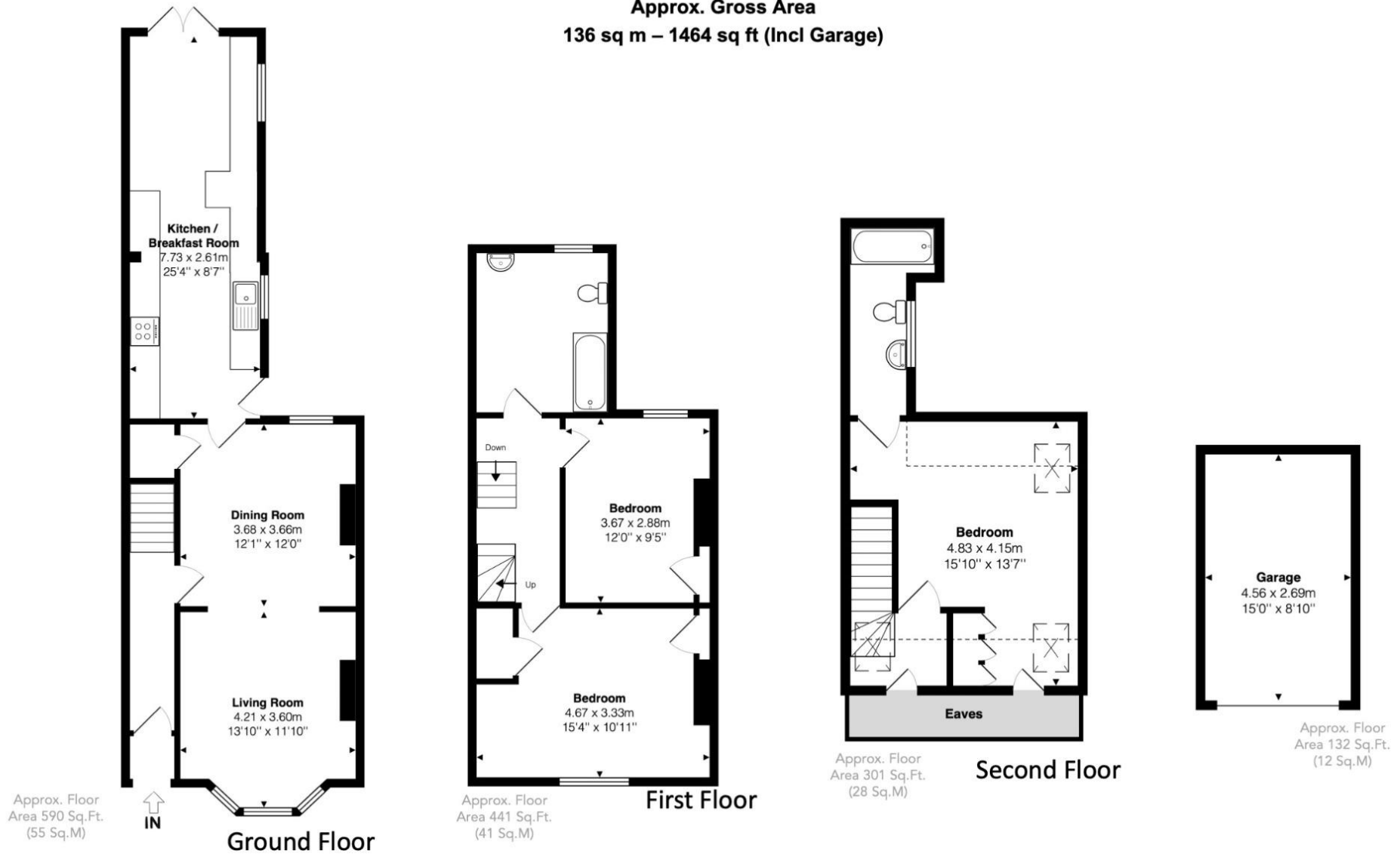
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approx. Gross Area
136 sq m – 1464 sq ft (Incl Garage)



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

