



ALBION CRESCENT, CHALFONT ST. GILES

COLMAN  
&CO





## 9, ALBION CRESCENT CHALFONT ST. GILES HP8 4EU

**An extended semi detached family home  
with a large level garden within walking  
distance of the Village centre and schools.**

EXTENDED FAMILY HOME  
ATTRACTIVELY MODERNISED THROUGHOUT  
SUPERB FITTED KITCHEN - DINING ROOM  
FOUR BEDROOMS & TWO BATHROOMS  
SHORT WALK TO VILLAGE CENTRE  
CLOSE TO LOCAL SCHOOLS  
LARGE GARDEN  
EPC = D

### THE PROPERTY

An older style family house backing East in a level garden measuring approximately 73 ft deep.

The property has been modernised and extended to offer excellent accommodation including a superbly equipped Kitchen with appliances, Dining Area and two pairs of double doors to the terrace and garden.

### ACCOMMODATION

Entrance Hall with understairs cupboard, vinyl flooring, Inner Hall door to

Cloakroom with low level WC, hand basin, tiled floor.

Living Room with open fireplace with brick & timber surround, shelved cupboard with shelving above.

Sitting Room with vinyl, bi-fold doors to terrace and garden.

Kitchen - Dining Room well fitted with a range of floor units, drawers, wall cupboards, extractor fan, microwave, grill & oven, continuous Quartz work tops, bin store, fridge and freezer, dishwasher, gas hob with extractor above, vinyl flooring.

Dining Area with two pairs of glazed doors to garden.

Utility Room with space for fridge, freezer and tumble dryer, plumbing for washing machine, sink, cupboard, gas fired combination central heating boiler. Vinyl flooring.

On the first floor Landing with store cupboard.

Bedroom 1 with view of the garden. En Suite Shower Room with shower, low level WC, vanity basin, tiled walls.

Bedroom 2 overlooking the garden, fitted cupboards.

Bedrooms 3 and 4 are to the front of the house.

Family Bathroom with panel enclosed bath with shower attachment, low level WC, shower cubicle, pedestal hand basin, tiled walls and floor.

### OUTSIDE

Integral Garage/Store Room with light and power.

The property has a garden to the front bordered by hedging with driveway and parking space for two cars. A path and gate provide access to the rear garden which is approximately 73 ft deep and approached by a wide paved terrace to a large level area of lawn bordered by fencing with a sunny aspect.

**SCHOOLS:** There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.

For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer.





## GENERAL

Local Authority  
Chiltern District Council

### Services

Mains water, gas and electricity.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



3 THE GREEN, HIGH STREET  
CHALFONT ST. GILES  
BUCKINGHAMSHIRE HP8 4QF

SALES 01494 871991

[colmanand.co.uk](http://colmanand.co.uk)

Approximate Gross Internal Area  
Ground Floor = 81.4 sq m / 876 sq ft  
First Floor = 70.2 sq m / 756 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Total = 163.6 sq m / 1,761 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Colman & Co

