



80, Bottrells Lane,
Chalfont St. Giles, Buckinghamshire HP8 4EH

Peter Scott 
ESTATE AGENTS

OFFERS INVITED for this vacant detached bungalow with great potential located in sought after Bottrells Lane, Chalfont St Giles. The property is close to open Chiltern countryside and the 250 acre Hodgemoor Woods offers beautiful lightly wooded walks. Requiring modernisation, this property offers great scope for improvement and is offered with no upper chain. The gardens are a fine feature of the property overlooking open countryside that on occasions is stocked with sheep. The garage has a side door to the gardens. The property is approached over a shared driveway with No.82 which leads to a garage.

Council Tax Band - F EPC Rating - F

OFFERS INVITED for this detached bungalow in sought after location

Set within the semi rural fringes of Chalfont St Giles

Open country and wooded walks very close by

Two double bedrooms

Living room with fireplace

Kitchen with appliances and separate dining area

Bathroom and cloakroom

Garage and driveway

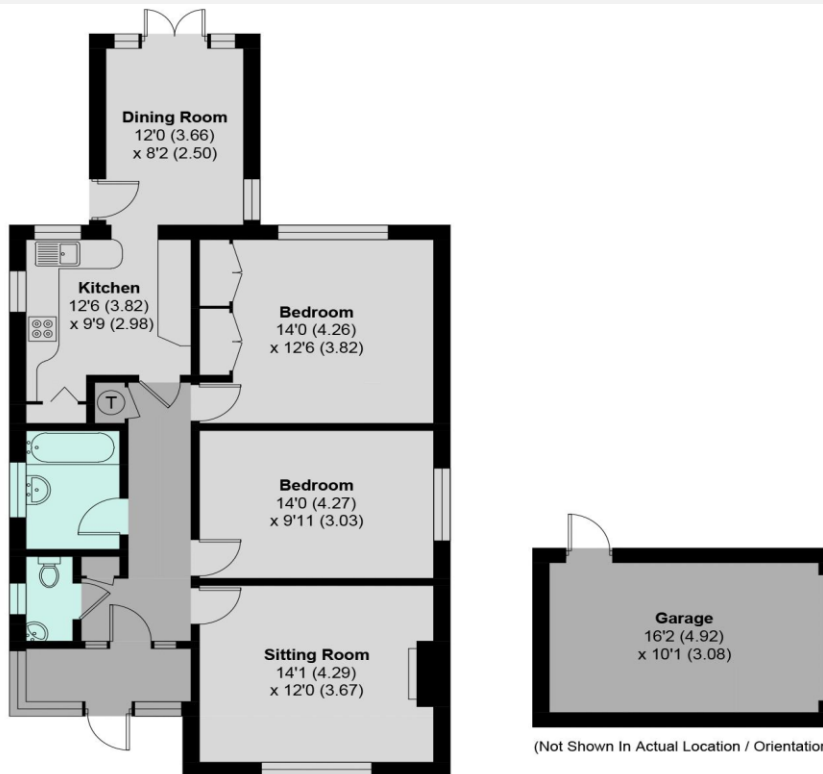
Front gardens with potential to create further parking

Rear gardens with views onto countryside

Bottrells Lane is a highly regarded area within Chalfont St Giles. The combination of being close to the village centre (1km - 15 minute walk) and the beautiful walks across Chiltern countryside and Hodgemoor Woods creates the very best of village locations. Enhanced by also backing onto open space semi-rural outdoor life is literally on this property's door step.

The village has a strong and vibrant community with excellent day to day shopping facilities. There's a butcher, baker, deli, post office, green grocers, Co-operative supermarket, hairdressers, beauty salon, dentist, library as well as restaurants and traditional pubs.





Approximate Area = 929 sq ft / 86.3 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1,094 sq ft / 101.6 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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