





Upon entering the property, you're greeted by a spacious porch area that sets the tone for the inviting atmosphere throughout. To your right, the expansive kitchen diner boasts a delightful rear aspect view. The kitchen is equipped with floor and eye-level units, a four-ring gas hob and cooker, and features a convenient breakfast bar, making it an ideal space for both cooking and casual dining. Adjacent to the kitchen, you'll find a separate utility room and a handy WC, enhancing the practicality of this wonderful home. The living room, with its bi-fold doors opening directly onto the patio, invites you to embrace outdoor living and entertaining. This seamless connection to the outdoors creates a perfect setting for gatherings with family and friends. Additionally, the ground floor features a dedicated home office with a front aspect view, providing an ideal space for remote work or study.

Moving upstairs, you'll find three generously sized bedrooms. Bedrooms 1 and 2 are front-aspect double rooms, each offering ample space for storage and personalization. Bedroom 3, a comfortable rear aspect double, completes this level, providing a cozy retreat for rest and relaxation.

This property also presents exciting potential for extension, allowing you to customize and expand according to your needs. While it does require some refurbishment, this is an excellent opportunity to create your dream space and truly make it your own.

Externally, the property accommodates parking for up to five vehicles, ensuring convenience for you and your guests. The rear garden is a standout feature, measuring approximately 60 feet in length. It is primarily laid to lawn with mature shrub beds and is fully enclosed. At the beginning of the garden, a patio invites al fresco dining, while a decking area at the end, situated on a concrete pad with existing electric cabling, water, and drainage, presents a fantastic opportunity for any outbuildings or additional outdoor living space. Two sheds provide ample storage options, ensuring you have everything you need.



3 BEDROOM DETACHED HOUSE

CHAIN FREE



REQUIRES MODERNISATION

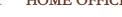


PARKING FOR 5 CARS

7

EPC- D







BI-FOLD DOORS FROM LIVING ROOM



POTENTIAL TO EXTEND (STPP)



COUNCIL TAX BAND- F



## Local Area

Chalfont St Peter is a charming and picturesque town situated in Buckinghamshire, England. Nestled amidst the rolling hills and lush green countryside, this town offers residents a tranquil and idyllic setting to call home.

The town center features a mix of historic buildings, quaint cottages, and modern amenities, creating a unique blend of old-world charm and contemporary convenience. Strolling through the streets, one can appreciate the well-preserved architecture and the sense of heritage that permeates the town.

Chalfont St Peter is also home to a vibrant community, with a range of amenities and services catering to residents' needs. The town boasts a selection of shops, boutiques, cafes, and restaurants, where locals can indulge in retail therapy or savour delicious meals. There are also community centers, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

## Local Schools

Buckinghamshire is well renowned for its schools and is one of the last counties to still offer Grammar School Education. Some of the local schools include

Chalfont St Peter Infant School Chalfont St Peter CofE Academy Dr Challoner's Grammar School Beaconsfield High School Robertswood School Gayhurst School Maltmans Green St Mary's

Chalfont Community Collage

Thorpe House

Amersham School

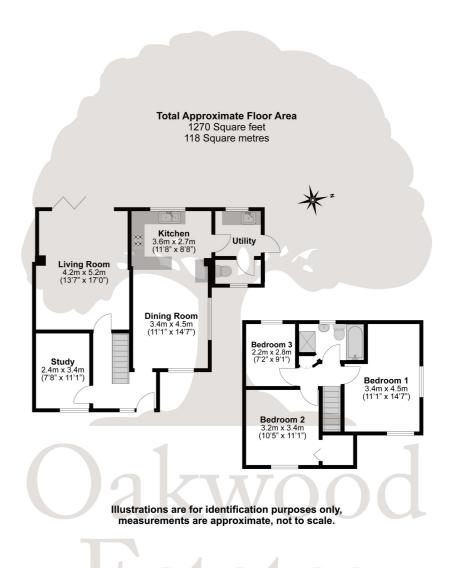
We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

## **Transport Links**

Road transportation is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and the A40, which connect the town to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also within easy reach, providing access to London and other parts of the country.

Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs.

For rail travel, Chalfont St Peter is well-served by nearby train stations. The closest station is Gerrards Cross, located approximately 2 miles away. Gerrards Cross station is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city.



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

