



Mid Cross Lane
Chalfont St Peter
Gerrards Cross
Buckinghamshire
SL9 0LF

£1,122,000

bettermove 

Mid Cross Lane Gerrards Cross

Bettermove are proud to present this charming five bedroom semi-detached house in Chalfont Common, available with no forward chain.

The property has recently been extended and refurbished throughout with a new roof and full rewiring. The council tax band is G.

The interior of this beautifully presented property comprises a modern open plan kitchen/dining room, sitting room, study, reception room and cloakroom on the ground floor. The first floor consists of five bedrooms with en suite bathrooms to the master and second bedrooms, and the family bathroom. The exterior boasts an enclosed rear garden with potential to incorporate lawn and patio seating areas. There is off road parking available to the front of six vehicles.

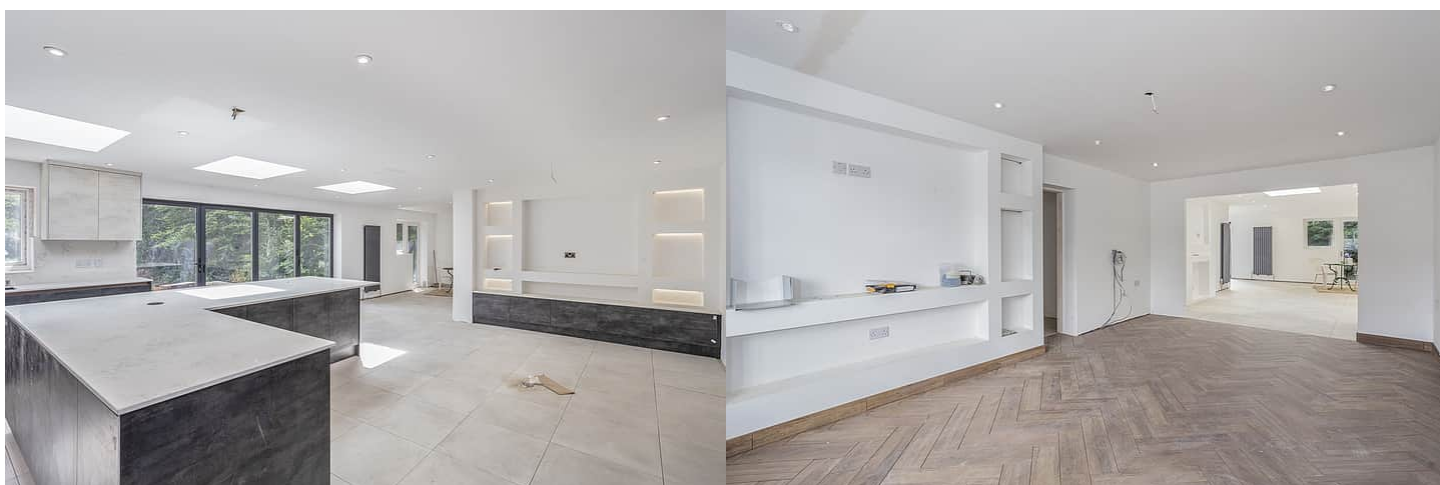
Located in the sought after area of Chalfont Common, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A413, M25, M40, Gerrards Cross, Seer Green & Jordans and Chorleywood rail stations.

This exciting and unique opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

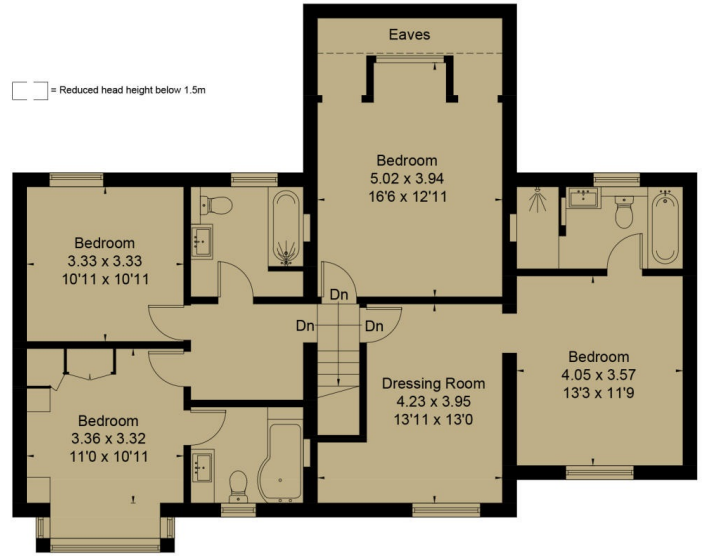
The exclusivity fee is returned to you upon successful completion of the property.



Approximate Area = 286.4 sq m / 3083 sq ft
 (Including Eaves Area)
 Including Limited Use Area (5.9 sq m / 63 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 302170

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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