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## Croft Close

Chalfont St Peter, Buckinghamshire, SL9 9FD



## £1,200,000 Freehold

**UNEXPECTEDLY BACK ON THE MARKET.** Built in 2006, a beautifully presented detached family home, located in a small gated development of just six properties. The property benefits from flexible and spacious accommodation and has been finished to a particularly high specification throughout. The accommodation on the ground floor comprises of an entrance hall, cloakroom, drawing room, dining room, study, kitchen/ breakfast room, utility room and bedroom with en suite shower room. On the first floor there are a further three double bedrooms, master with dressing room and en suite shower room, a family bathroom and a large dressing room that is plumbed ready for a further bathroom, if desired. Further features include gas central heating, (underfloor heating at ground level), double glazing, off street parking, a double garage and a private south westerly facing rear garden. The property is situated in an excellent location between Chalfont St. Peter and Gerrards Cross. Chalfont St. Peter village centre is within a short walk and Gerrards Cross station is just over a mile away. This property warrants an interior inspection in order to be fully appreciated. No upper chain.

### Entrance Hall

Front door with ornate glass insets. Ornate coved ceiling. Down lighters. Under stairs cupboard with light. Burglar alarm console. Return staircase leading to first floor and landing.

### Cloakroom

Half tiled with a white suite incorporating w.c and wash hand basin with mixer tap. Heated towel rail. Tiled floor. Down lighters. Expel air.

### Living Room

Double aspect room with double glazed window over looking side aspect and double casement doors with double glazed glass insets leading to patio and rear garden with double glazed windows either side. Feature marble fireplace with gas coal effect inset fire. Ornate coved ceiling. Down lighters. T.V point.

### Dining Room

Double casement doors with double glazed glass insets leading to patio and rear garden with double glazed windows either side. Ornate coving. Dimmer switch. Double casement doors with clear glass insets leading to hallway. Door to:

### Kitchen/ Breakfastroom

Extremely well fitted with wall and base units. Black granite worksurfaces with splashbacks. One a half stainless steel sink unit with mixer tap. Fitted five ring gas hob with extractor hood over. Neff built in oven, grill and microwave. Fitted dishwasher. Built in fridge and freezer. Breakfast counter. Down lighters. Coved ceiling. Porcelain tiled floor. T.V point. Double casement doors with double glazed glass insets leading to side access. Double glazed windows over looking rear aspect. Door to:

### Utility Room

Work surface with tiled splash back. Stainless steel sink unit with mixer tap. Plumbed for washing machine and dryer. Down lighters. Porcelain tiled floor. Expel air. Casement door with double glazed glass insets leading to side.

### Study

Ornate coved ceiling. Double glazed window over looking front aspect.

### Bedroom 2

Double built in wardrobe with inset drawer units and shelving. Ornate coving. T.V point. Double glazed window over looking side aspect. Door to:

### En Suite Shower Room

Half tiled with a white suite incorporating w.c, oval wash hand basin with mixer tap, set into granite shelf with cupboard under and walk in shower. Tiled floor. Down lighters. Expel air. Heated chrome towel rail.

## First Floor

### Landing

Ornate coved ceiling. Radiator.

### Bedroom 1

Under eave storage space. Ornate coving. T.V point. Radiator. Double glazed window over looking rear aspect. Archway to:

### Dressing Room

Two fitted wardrobes with shelving and cupboard units. Door to:

### En Suite Bathroom.

Fully tiled with bath with mixer tap, walk in shower, w.c and oval sink unit with mixer tap set into marble shelf with cupboards under. Fitted mirror. Shavers point. Two wall light points. Down lighters. Expel air. Heated chrome towel rail. Opaque double glazed window over looking rear aspect. Airing cupboard with Mega flow tank and slatted shelving. .

### Bedroom 3

Two radiators. Two double glazed windows over looking front aspect. Door to:

### En Suite Shower Room

Majority tiled with a white suite incorporating w.c, circular sink with mixer tap set onto marble shelf with cupboard under and walk in shower. Down lighters. Expel air. Tiled floor. Heated chrome towel rail. Opaque double glazed window over looking side aspect.

### Bedroom 4

Two Velux roof lights. Under eaves storage space. Radiator.

### Dressing Room

Fitted shelving, drawer units and hanging space. Down lighters. Expel air. The room has plumbing to convert it into a further bathroom if desired.

### Outside

### Double Garage

Up and over electric door. Worcester wall mounted central heating boiler unit. Light and power. Electric consumer unit. Double glazed window over looking front aspect. UPVC casement door with double glazed glass inset.

### To The Front

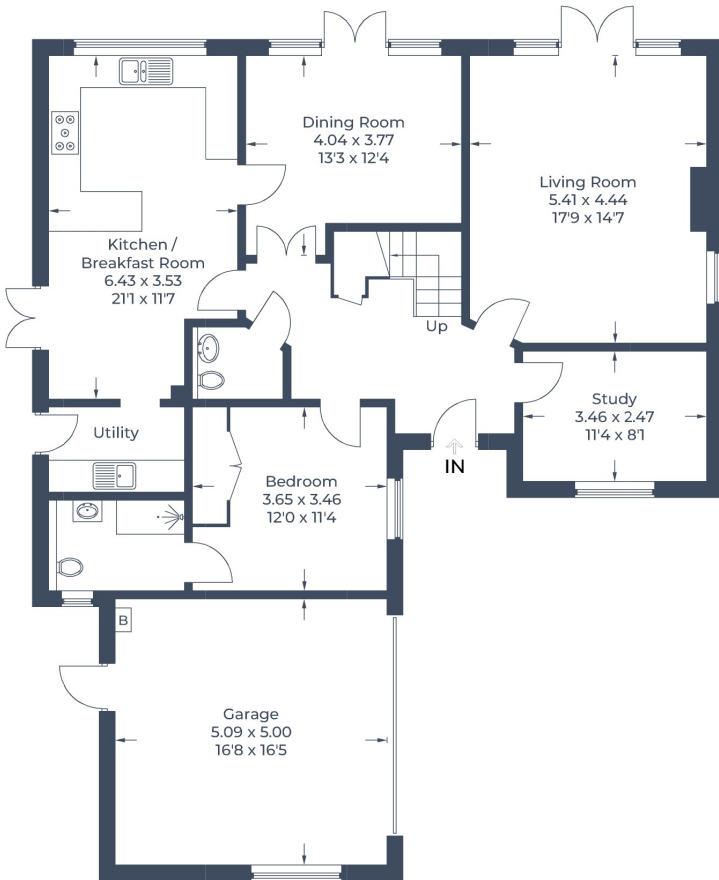
There are two areas of garden to the front. One is an area mainly laid to lawn with flower bed borders. There is a further garden area which ahs a wide variety of shrubs and plants. Outside light points. Herringbone brick paved driveway providing off street parking. Storm porch with down lighters.

### To The Rear

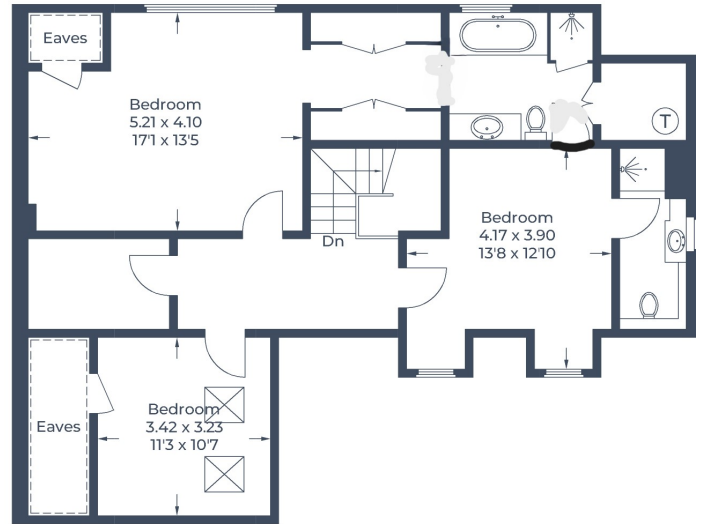
A private and seclude south westerly facing rear garden mainly laid to lawn with flower bed borders and wooden fence boundaries. Wide variety of shrubs and plants. Quality paved patio are with red brick built surround dwarf walls. Retractable electric sun awnings. Outside light points. Outside electric point. Outside tap. To the side there is a paved path with flower bed borders, hedging and wooden fence boundary leading to the garage and rear garden. Pedestrian wooden side gate.



Approximate Gross Internal Area  
 Ground Floor = 110.4 sq m / 1,188 sq ft  
 First Floor = 89.4 sq m / 962 sq ft  
 Garage = 25.6 sq m / 275 sq ft  
 Total = 225.4 sq m / 2,425 sq ft



**Ground Floor**



**First Floor**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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