

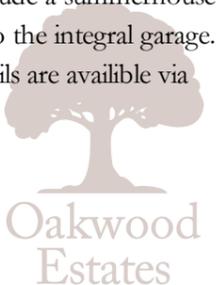


As you enter the spacious entrance hall, to the right you'll find a generous living/dining room, featuring a large bay window that floods the space with natural light and a feature fireplace that creates a cosy focal point. To the rear, a full-width reception room flows seamlessly into the conservatory, connecting directly with the garden and providing a bright, versatile space for entertaining or relaxed family living. Leading off the conservatory, a generous study or snug offers excellent flexibility to suit modern family life. The kitchen and breakfast room is beautifully appointed with floor-to-ceiling and eye-level cabinetry, generous work surfaces, and integrated appliances, overlooking the garden and providing direct access. To the front of the property, an additional reception room with dual-aspect windows provides the perfect space for relaxing with family. Completing the ground floor, a utility room offers internal access to the garage, while a guest cloakroom adds convenience.

Upstairs, the principal bedroom is a generous double, featuring fitted wardrobes and a stylish ensuite shower room. Three further bedrooms, two doubles with fitted storage and a generous single, share a contemporary family bathroom, complete with both bath and separate shower.

Externally, the rear garden is immaculately maintained and offers a generous patio, ideal for entertaining, while the well-kept lawn is framed by mature shrubs and trees, providing privacy and seasonal colour. Additional features include a summerhouse and two garden sheds. To the front, a carriage driveway provides parking for several vehicles and access to the integral garage.

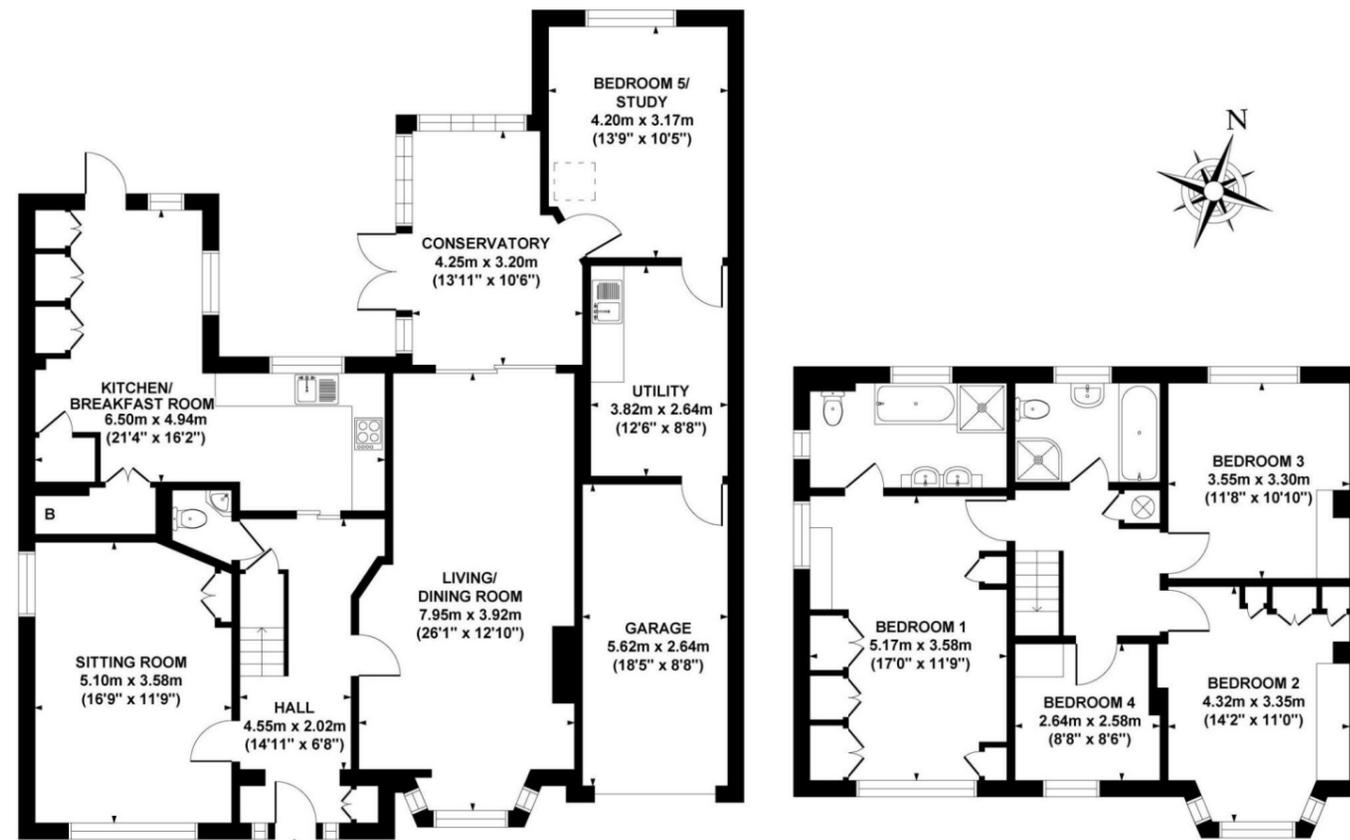
The property also benefits from approved planning to be significantly extend the property, the full details are available via Buckinghamshire Planning Portal - reference - PL/25/1250/FA.



-  FOUR BEDROOM DETACHED FAMILY HOME
-  DR CHALLONERS CATCHMENT AREA
-  26FT LIVING/DINING ROOM
-  CLOSE TO LOCAL AMENITIES AND GERRARDS CROSS TRAIN STATION
-  EPC - D

-  2282 SQ FT
-  APPROVED PLANNING FOR SIGNIFICANT EXTENSION
-  21FT KITCHEN/BREAKFAST ROOM
-  CARRIAGE DRIVEWAY WITH GARAGE
-  COUNCIL TAX BAND - G

					
x4	x4	x3	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



55 JOINERS LANE, CHALFONT ST PETER, SL9 0AY
APPROX. GROSS INTERNAL FLOOR AREA 212 SQ M / 2282 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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.

Local Schools

Some of the local schools are the following:

- Dr Challoner's High School
- Dr Challoner's Grammar School
- Chesham Grammar School
- Robertswood School
- Chalfont St Peter CoFE Academy
- Gayhurst School
- Maltmans Green
- St Mary's School
- Thorpe House School
- The Chalfonts Community College

It's always recommended to conduct further research and contact the schools directly for more detailed information about their programs and admissions processes.

Location

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 25 miles west of London. The village has a charming and picturesque setting, with a mix of historic buildings and modern amenities. It is known for its beautiful countryside, including nearby Chiltern Hills, which provide opportunities for outdoor activities such as walking and cycling. Chalfont St Peter has a range of shops, restaurants, and pubs, offering a variety of amenities for residents and visitors. The village also has several schools and community facilities, making it an attractive place to live.

Transport Links

Chalfont St Peter benefits from excellent transport links, making it a desirable location for commuters and travelers alike.

Rail Connections

Gerrards Cross Station (approx. 5-minute drive) provides fast services to London Marylebone via Chiltern Railways, with journey times as quick as 20-25 minutes.

Chorleywood Station (approx. 10-minute drive) is on the Metropolitan Line, offering direct access to Central London and connections to the wider London Underground network.

Road Links

M40 (Junction 2) and M25 (Junction 16) are both easily accessible, providing quick links to Heathrow Airport (approx. 20-minute drive), London, Oxford, and beyond.

The A413 runs through the village, offering a direct route to Amersham, Aylesbury, and Gerrards Cross.

Airports

Heathrow Airport is approximately 20-25 minutes away by car via the M25.

Luton Airport is also within easy reach, taking around 35-40 minutes

Council Tax

Band G

