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**Criss Grove**  
Chalfont St Peter, Buckinghamshire, SL9 9HQ



## £695,000 Freehold

An extended, three double bedroom semi-detached property situated in a quiet and private cul-de-sac only a minutes walk of Gold Hill Common and a short distance from the Village centre with all its amenities and excellent schools. The house is also just over a mile from Gerrards Cross Village and train station. This fantastic family home has been lovingly maintained and the house oozes potential and could be transformed into an enviable home, combining bright spacious reception rooms and generous family sized bedrooms. The accommodation on the ground floor comprises a spacious entrance lobby, entrance hall, lounge/dining room, family room, conservatory and a kitchen. On the first floor there is a spacious landing, three good size bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for two cars and a lovely secluded westerly rear garden. NO UPPER CHAIN.

### Entrance Hall

Modern front door with opaque glass insets. Coved ceiling. Radiator. Return stair case leading to first floor and landing.

### Cloaks/ Shower Room

Suite incorporating WC, wash hand basin with mixer tap, and walk in shower. Downlighter. Expel air. Shavers point. Opaque double glazed window overlooking side aspect.

### Living Room

22' 10" x 10' 11" (6.96m x 3.33m) Feature tiled fireplace with gas coal effect fire. Coved ceiling. Dimmer switch. Two radiators. Double glazed window overlooking front aspect. Double casement doors with glass insets leading to hallway. Door to kitchen, and double casement doors with double glazed glass insets leading to:

### Conservatory

10' 11" x 7' 5" (3.33m x 2.26m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect. Sliding double glazed patio doors leading to rear garden.

### Family Room

16' 0" x 8' 4" (4.88m x 2.54m) Double aspect room with a double glazed window overlooking front aspect and an opaque double glazed window overlooking side aspect. Coved ceiling. Radiator.

## Kitchen

12' 4" x 9' 0" (3.76m x 2.74m) Well fitted with Shaker style wall and base units. Wood effect work surface with tiled splashback and inset with one and a half bowl stainless steel drainer sink unit with mixer tap. Fitted oven and grill. Fitted four ring gas hob with extractor hood over. Fitted fridge and dish washer. Plumbed for washing machine. Large cupboard housing gas central heating boiler unit. Tiled floor. Coved ceiling. Casement door with double glazed opaque glass insets leading to side access. Double glazed window overlooking rear aspect. .

## First Floor

### Landing

Access to part boarded loft with fold down ladder. Large storage cupboard. Coved ceiling. Double glazed window overlooking side aspect.

## Bedroom 1

13' 7" x 10' 10" (4.14m x 3.30m) Full wall length, floor to ceiling fitted wardrobes. Fitted drawer unit and shelves. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

## Bedroom 2

10' 11" x 8' 11" (3.33m x 2.72m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

## Bedroom 3

12' 3" x 7' 6" (3.73m x 2.29m) Fitted double wardrobe with drawer units. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

## Bathroom

Fully tiled with a suite incorporating bath with mixer tap and wall mounted shower attachment, WC, and wash hand basin, with mixer tap, set into vanity unit with cupboard under. Airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Shavers point. Radiator. Opaque window overlooking rear aspect.

## Outside

### Front Garden

Off street parking. Easy to maintain garden with shingle area, raised flower bed and wooden fence boundary. Outside light points. Storm porch.

### Rear Garden

Circa 60' westerly facing garden, mainly laid to lawn with wooden fence boundaries. Paved patios and pathways. Flower bed borders. Wide variety of shrubs and plants. Wooden garden shed. Outside tap point. Outside light points. Pedestrian side access with stock brick built arch and wooden gate.



Approximate Gross Internal Area  
 Ground Floor = 68.1 sq m / 733 sq ft  
 First Floor = 50.4 sq m / 542 sq ft  
 Total = 118.5 sq m / 1,275 sq ft



**Ground Floor**

**First Floor**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</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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