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## Gravel Hill

Chalfont St Peter, Buckinghamshire, SL9 9QU



## £595,000 Freehold

A fantastic mid terrace home within level walking distance of Chalfont St Peter village centre with all its amenities. Close to everything a prospective purchaser could ask for, including great primary, middle and secondary schools, it is rare that a property offering such spacious accommodation comes to the market in lovely condition throughout. Laid out over three floors, the ground floor comprises an entrance hall, utility area and a double bedroom with a luxurious shower room en suite. On the first floor there is a through lounge/ dining room and a modern fitted kitchen. On the second floor there are two double bedrooms, a single bedroom and a modern fitted bathroom. Further features include off street parking for two cars, gas central heating, double glazing and a delightful rear garden. No upper chain.

### Entrance Hall

UPVC door with opaque double glazed inset and side panel. Stairs rising to first floor, access to utility and bedroom 4. Radiator, laminate flooring and down lighters.

### Bedroom 4

22' 2" x 10' 8" (6.76m x 3.25m) Triple glazed window to front aspect, radiator, laminate flooring, down lighters and cupboard housing fuse board, gas and electric meters,

### En Suite Shower Room

Fully tiled, walk-in double shower with 30cm rainfall showerhead and separate hand-held shower attachment, low level WC and pedestal basin. Dual fuel chrome towel rail, expel air and downlighters.

### Utility

7' 6" x 5' 11" (2.29m x 1.80m) Fitted wall and base units with inset sink, tiled splashbacks, plumbing for washing machine and space for tumble dryer. Radiator, laminate flooring and downlighters.

### First Floor

#### Landing

Access to kitchen and living / dining room, stairs rising to second floor. Double glazed window to front aspect, radiator and downlighters.

#### Living/ Dining Room

25' 4" x 11' 3" (7.72m x 3.43m) Dual aspect room with double glazed window to front providing views over the Misbourne Valley and sliding patio doors to the rear leading to the patio and garden. Amtico flooring, two radiators, telephone and cable points, dimmer switches. Decommissioned gas fireplace.

## Kitchen

8' 11" x 7' 10" (2.72m x 2.39m) Fitted with wall and base units, worksurfaces with tiled splashbacks, stainless steel one and a half bowl sink, amtico flooring and downlighters. Double glazed window overlooking rear garden. Space for range cooker with stainless steel splashback and extractor hood over. Space for fridge, freezer and plumbing for dishwasher. Cupboard housing Vailant boiler.

## Second Floor

### Landing

Access to insulated, boarded loft-space. Airing cupboard with lagged cylinder and shelving.

## Bedroom 1

11' 8" x 11' 4" (3.56m x 3.45m) Large, double-glazed window over-looking the rear, built in double wardrobe, radiator, laminate flooring and dimmable light switch.

## Bedroom 2

11' 6" x 9' 3" (3.51m x 2.82m) Large, double-glazed window over-looking the front, built in double wardrobe, radiator, laminate flooring and dimmable light switch.

## Bedroom 3

8' 3" x 8' 0" (2.51m x 2.44m) Large, double-glazed window over-looking the front, radiator, laminate flooring and dimmable light switch.

## Bathroom

Part-tiled, white suite comprising bath with wall mounted shower head over and separate handheld shower, low level WC and pedestal basin. Heated chrome towel rail, opaque double-glazed window to rear and downlighters.

## Outside

### To The Front

Tarmac driveway providing off-street parking for two cars. Outside tap point.

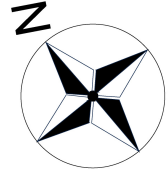
### To The Rear

Directly to the rear of the house is an impressive aluminium-framed glass veranda roof, covering an Indian tumbled-sandstone patio. The stepped garden is mainly laid to lawn with raised borders and a variety of mature trees, shrubs and plants. Pedestrian access, two sheds, outside tap.



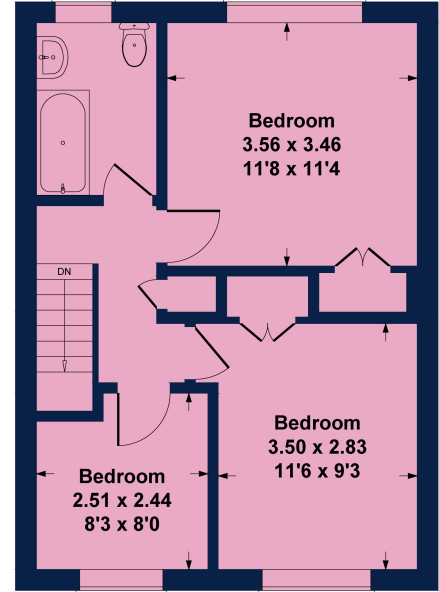
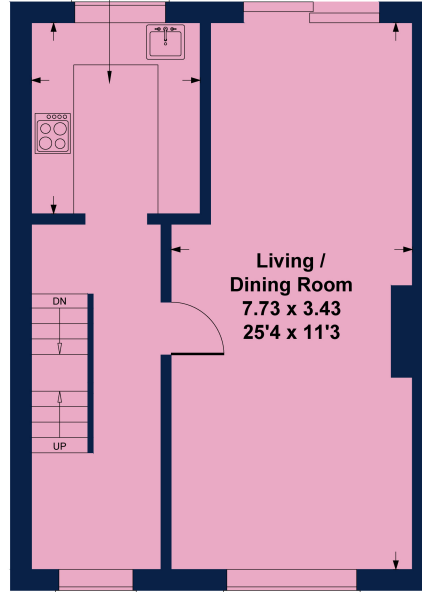
# Gatewick

Approximate Gross Internal Area  
 Ground Floor = 38.4 sq m / 413 sq ft  
 First Floor = 42.1 sq m / 453 sq ft  
 Second Floor = 42.1 sq m / 453 sq ft  
 Total = 122.6 sq m / 1319 sq ft



Utility  
 2.28 x 1.80  
 7'6 x 5'11

Kitchen  
 2.72 x 2.40  
 8'11 x 7'10



Ground Floor

First Floor

Second Floor

Not to Scale. Produced by The Plan Portal 2024  
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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>		<b>81</b>
(55-68)	<b>D</b>	<b>69</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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