



**Garners Road**  
Chalfont St Peter, Buckinghamshire, SL9 0EZ



# £1,150,000 Freehold

A beautifully presented, extended detached family home, situated towards the end of a popular cul-de-sac on the Chalfont Common side of the village. The accommodation on the ground floor comprises entrance hall, cloakroom, living room/ dining room, kitchen and utility room. On the first floor is a landing, four bedrooms, the master with an en-suite bathroom and walk-in dressing room and a further family bathroom. Outside, to the front, the property has a paved driveway providing off-street parking for several cars and a double garage. The side and the rear the property has a well maintained garden mainly laid to lawn with patio areas. Further features include gas central heating and double glazing. There are many good state and private schools located in the area and the property has easy access to transport links and is within easy reach of the A40 and M40 which provides access to London and Oxfordshire. Heathrow Airport and the M4 are also a short distance away. Access to London can be obtained via the Chiltern Line at Gerrards Cross station and takes approximately 20 minutes to arrive at Marylebone station.

#### Entrance Hall

Modern front door with leaded light glass inset with two opaque leaded light windows either side. Fitted cupboard for shoes and a further fitted cupboard for coats, Porcelain tiled floor. Down lighters. Radiator. Under floor heating. Stairs with hidden lighting leading to first floor and landing.

#### Cloakroom

Half tiled with a white suite incorporating w.c and wash hand basin with mixer tap and cupboard under. Fitted mirror. Extractor fan. Down lighters.

#### Dining Room

21' 10" x 16' 1" (6.65m x 4.90m) Double aspect room with double glazed leaded light windows over looking front and rear aspects. See through feature gas fireplace. Solid wood flooring. Two radiators, Coved ceiling. Down lighters. Under stairs storage cupboard housing meters and electric consumer unit. Casement doors with double glazed leaded light insets leading to rear. Archways to:

#### Sitting Room

19' 6" x 16' 5" (5.94m x 5.00m) Double aspect room with double glazed leaded light windows over looking rear and side aspects. Feature see through feature gas fireplace. Solid wood floor. Coved ceiling. Dimmer switch. Down lighters. Two radiators, Casement doors with double glazed leaded light insets leading to rear.

#### Family Room

23' 5" max x 13' 0" max (7.14m x 3.96m) "L" shaped. Double aspect room with double glazed leaded light windows over looking front aspect and a double glazed leaded light window over looking rear aspect. Sky light. Wood flooring. Down lighters. Radiator.

#### Kitchen

16' 8" max x 13' 1" max (5.08m x 3.99m) "L" shaped with a range of fitted wall and base units. Black granite worksurfaces. One and a half stainless steel sink unit with mixer tap and drainer. Space and plumbing for American style fridge/freezer, Integrated dishwasher, Porcelain tiled floor, Granite breakfast bar, Freestanding Rangemaster with five ring gas hob with granite splashback and extractor hood above and twin ovens. Double glazed patio door to rear terrace. Down lighters. Skirting lighting. Radiator. Double glazed leaded light windows over looking rear aspect. UPVC casement door with leaded light double glazed glass inset leading to rear. Door to family room and door to:

#### Utility Room

Plumbed for washing machine and tumble drier, Wall mounted gas boiler, Fitted wall cupboard units. Mega flow hot water tank system. Down lighter. Sink. Tiled floor. Slatted shelving.

## First Floor

### Landing

Access to insulated and part boarded off space with pull down ladder. Radiator. Two double glazed leaded light windows (one arched) over looking front aspect.

### Bedroom 1

19' 2" x 16' 5" (5.84m x 5.00m) Casement doors with double glazed leaded light glass inset opening onto a Juliet balcony overlooking the garden, Radiator, Down lighters. Coved ceiling. Dimmer switches. Two wall light points. Double glazed leaded light window over looking rear aspect. Door to en suite bathroom and door to:

### Dressing Room

12' 3" x 8' 4" (3.73m x 2.54m) Velux roof light, Fitted hanging and shelving space. Down lighters.

### En Suite Bathroom

Half tiled with a white suite incorporating corner Jacuzzi style bath with handheld shower attachment, walk-in shower cubicle with mounted shower unit, wash hand basin with mixer tap and cupboard under and w.c. Tiled floors, part-tiled walls Velux roof light. Down lighters. Under floor heating. Heated chrome towel rail. Expel air.

### Bedroom 2

11' 9" x 9' 10" (3.58m x 3.00m) Fitted shelving. Coved ceiling., Down lighters. Radiator. Double glazed leaded light window over looking rear aspect.

### Bedroom 3

12' 8" x 9' 8" (3.86m x 2.95m) Fitted double wardrobe. Coved ceiling., Down lighters. Radiator. Double glazed leaded light window over looking rear aspect.

### Bedroom 4

9' 8" x 7' 11" (2.95m x 2.41m) Down lighters. Dimmer switch. Radiator. Double glazed leaded light window over looking rear aspect.

### Bathroom

Fully tiled with a white suite incorporating bath with mixer taps and separate shower attachment, walk-in shower cubicle with wall mounted shower unit, wash hand basin with mixer tap and cupboard unit under and w.c. , Down lighters. Expel air. Under floor heating. Heated chrome towel rail. Opaque double glazed leaded light window over looking front aspect.

### Outside

### Garage

17' 4" x 16' 7" (5.28m x 5.05m) Manuel roller door. Light and power. UPVC pedestrian door with opaque leaded light double glazed glass inset leading to side garden.

### To The Front

To the front is an in and out brick paviour driveway providing off-street parking for several cars. Wooden beam and post storm porch. Raised brick built flower bed. Outside light points.

### To The Rear.

Crazy paved patio area with wooden fence and hedge boundaries. Flower bed. Mature trees. Wooden garden shed. Outside tap point. Outside light point. Feature brick wall with arch leading to:

### To The Side

The side garden is mainly laid to lawn with raised flower bed borders with wooden railway sleepers. Large paved patio area. Wooden fence boundaries. Pedestrian side gate. Outside light points.



Approximate Gross Internal Area  
 Ground Floor = 117.9 sq m / 1,269 sq ft  
 First Floor = 96.0 sq m / 1,033 sq ft  
 Garage = 26.6 sq m / 286 sq ft  
 Total = 240.5 sq m / 2,588 sq ft

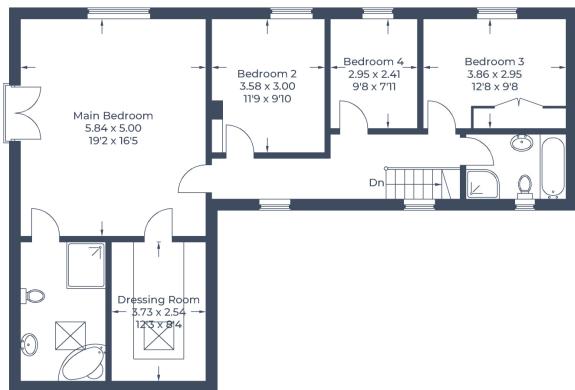
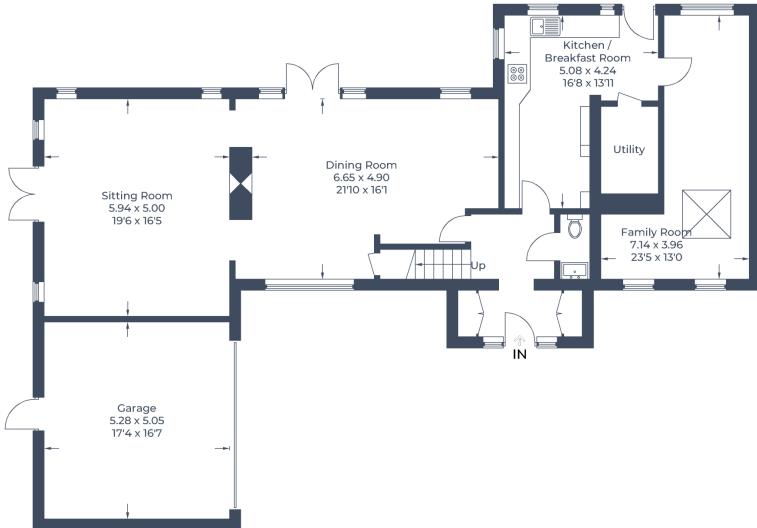


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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