49 Copthall Lane, Chalfont St Peter, Buckinghamshire. SL9 0DQ.

OIEO £900,000 Freehold

A beautifully presented three bedroom, two bathroom, detached family home with accommodation of 1480 square ft. The property is perfectly located, nicely tucked away and situated at the end of a private driveway in a sought-after part of the Village.

Some of the many benefits on offer here are not only the position as highlighted above, but also the private, secluded gardens at both the rear and front, that offer a great place to enjoy and relax in during those long summer days and evenings.

There is ample off street parking at the front of the property, plus there is also a garage, which is integral, and therefore can be accessed through the back of a utility room. There is also potential to improve and extend, subject to the usual consents.

Moving inside, you have a generous entrance hall that gives you access to the spacious 17'4 x 13'5 living room, which has a lovely large window overlooking the front, plus french doors which open out to the rear garden. In addition, you have the 31'2 x 14'9 kitchen/dining/family room which is contemporary in design, offering lots of sleek modern units, space to formally dine, plus offering two Velux windows that help flood the room with lots of natural light. There are again more french doors, which take you out to the garden.

Found directly off this room are a stylish wet room, and also a utility.

Upstairs are three well proportioned bedrooms and a family bathroom. Bedroom one measures 15'1 x 10' and has fitted
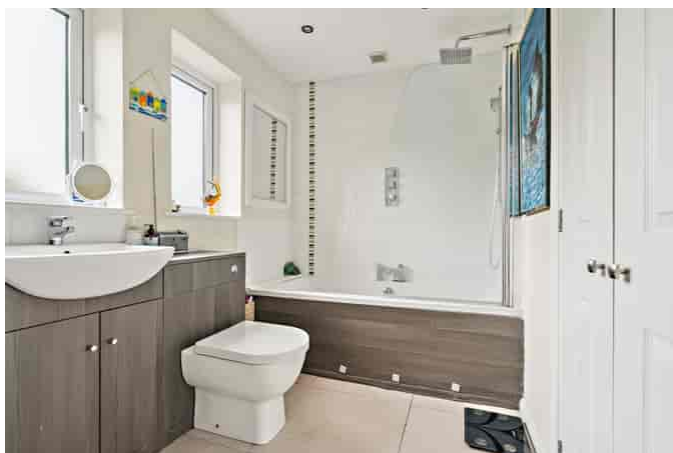
wardrobes, bedroom two is 13'3 x 9'10 and bedroom three 10'2 x 6'10. The modern family bathroom has a three piece suite, with the panel bath having a shower over and a screen.

The rear garden has a patio, lawn and also a summer house at the rear. This secluded space is surrounded by high hedging.

THE AREA

The property is within a walking distance of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 2.5 miles away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Chalfont & Latimer (within 4.5 miles) and Amersham (approx. 5.0 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

49 Copthall Lane
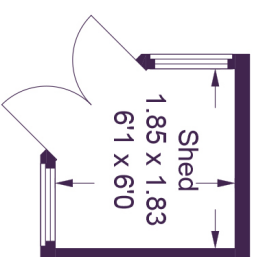
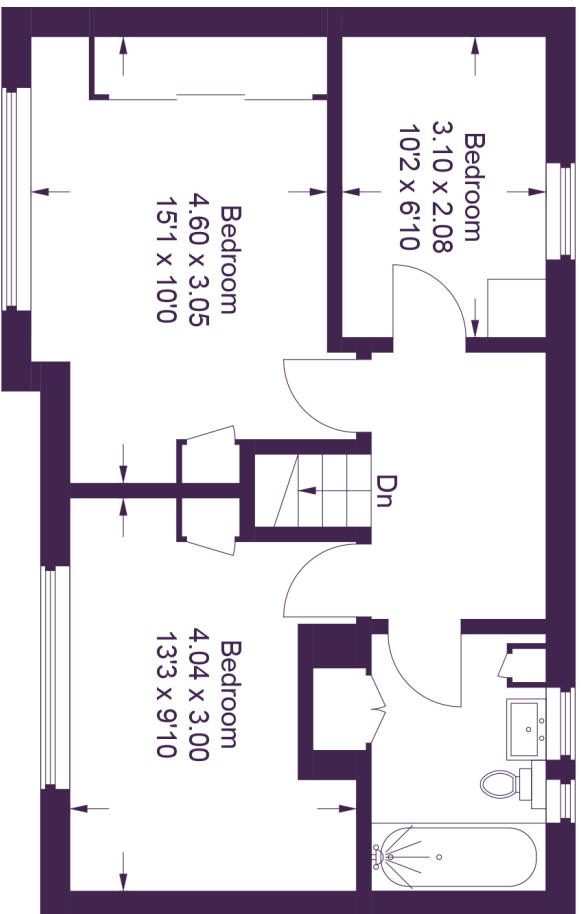Approximate Gross Internal Area
Ground Floor = 73.5 sq m / 791 sq ft
First Floor = 44.5 sq m / 479 sq ft
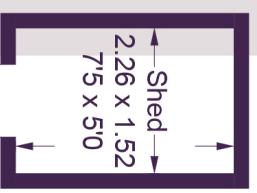Outbuildings = 19.5 sq m / 210 sq ft
(Including Garage)
Total = 137.5 sq m / 1,480 sq ft

Ground Floor

Reception Room
5.28 x 4.09
17'4 x 13'5

Up

IN

Kitchen
9.50 x 4.50
31'2 x 14'9

Utility

Garage
5.26 x 2.51
17'3 x 8'3

(Not Shown In Actual
Location / Orientation)

(Not Shown In Actual
Location / Orientation)

Shed
2.26 x 1.52
7'5 x 5'0

(Not Shown In Actual
Location / Orientation)

First Floor

Bedroom
3.10 x 2.08
10'2 x 6'10

Bedroom
4.60 x 3.05
15'1 x 10'0

Dn

Bedroom
4.04 x 3.00
13'3 x 9'10

(Not Shown In Actual
Location / Orientation)

Shed
1.85 x 1.83
6'1 x 6'0

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