

Upon entry, you're greeted by a bright and welcoming hallway, leading directly into the generously sized lounge with a front aspect window flooding the space with natural light – perfect for relaxing or entertaining. To the rear, the modern kitchen/dining room boasts a sleek range of floor and eye-level units, complemented by quality integrated appliances including a dishwasher, washer/dryer, fridge freezer, electric oven, and a four-ring gas hob. A convenient downstairs WC is tucked away just off the kitchen.

Upstairs, you'll find three well-proportioned bedrooms. Bedrooms two and three benefit from rear aspect views and large windows, serviced by a contemporary family bathroom with bathtub, basin, WC, and a heated towel rail. The principle bedroom is front-facing and features integrated storage along with a stylish en-suite shower room.

Externally, the south-west facing garden is designed for easy maintenance. Mainly laid to lawn with a paved patio area, perfect for alfresco dining. The real highlight is the versatile outbuilding with electricity and large bi-folding doors which is ideal as a home office, studio, gym, or entertainment space. The property includes two allocated parking spaces at the front and is ideally positioned for both privacy and convenience.

Oakwood Estates

## Property Information

-  **3 BEDROOM END OF TERRACE HOUSE**
-  **LINDEN HOMES CONSTRUCTION**
-  **2 PARKING SPACES**
-  **SOLAR PANELS**
-  **COUNCIL TAX BAND- E**

-  **2 BATHROOMS & SPARE W/C**
-  **OUTBUILDING WITH POWER**
-  **SHORT WALK TO CHALFONT ST PETER HIGH STREET**
-  **EPC- B**
-  **1162 SQ FT**

					
<b>x3</b>	<b>x2</b>	<b>x2</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Local Area

Chalfont St Peter is a charming and picturesque village situated in Buckinghamshire, England. Nestled amidst the rolling hills and lush green countryside, this village offers residents a tranquil and idyllic setting to call home.

The village centre features a mix of historic buildings, quaint cottages, and modern amenities, creating a unique blend of old-world charm and contemporary convenience. Strolling through the streets, one can appreciate the well-preserved architecture and the sense of heritage that permeates the town.

Chalfont St Peter is home to a vibrant community, with a range of amenities and services catering to residents' needs. The town boasts a selection of shops, boutiques, cafes, and restaurants, where locals can indulge in retail therapy or savour delicious meals. There are also community centres, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

### Local Schools

Buckinghamshire is well renowned for its schools and is one of the last counties to still offer Grammar School Education. Some of the local schools include

Chalfont St Peter Infant School  
Chalfont St Peter CofE Academy  
Dr Challoner's Grammar School  
Beaconsfield High School  
Robertswood School  
Gayhurst School

Maltmans Green  
St Mary's School  
The Chalfonts Community College  
Thorpe House School  
Amersham School

We recommend that you check with the local authority or school itself to confirm eligibility to the school of your choice.

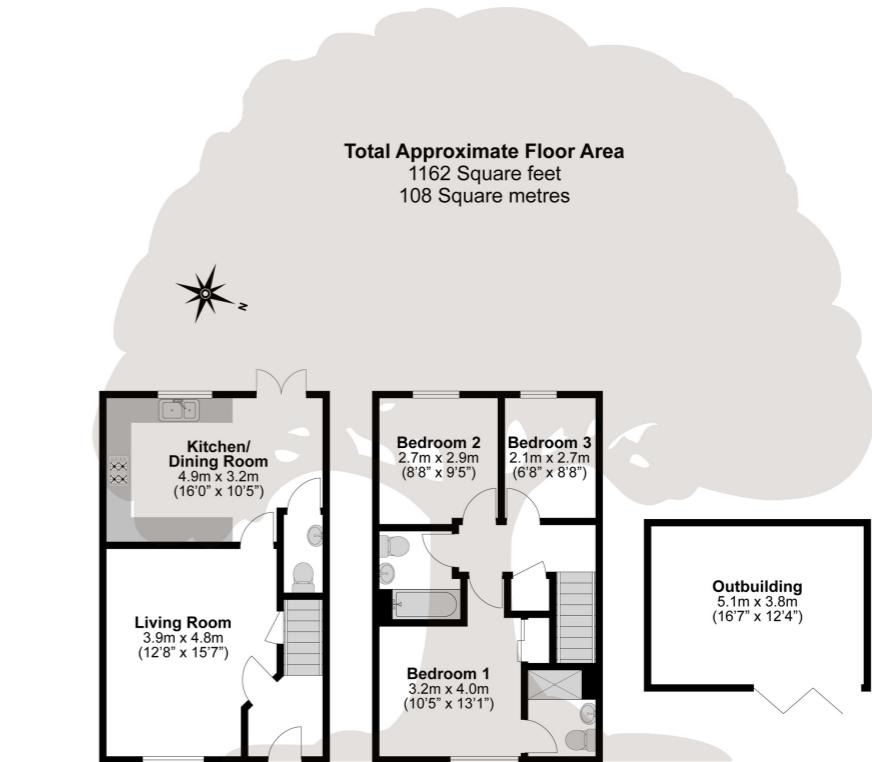
### Transport Links

Road transport is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and the A40, which connect the village to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also within easy reach, providing access to London and other parts of the country.

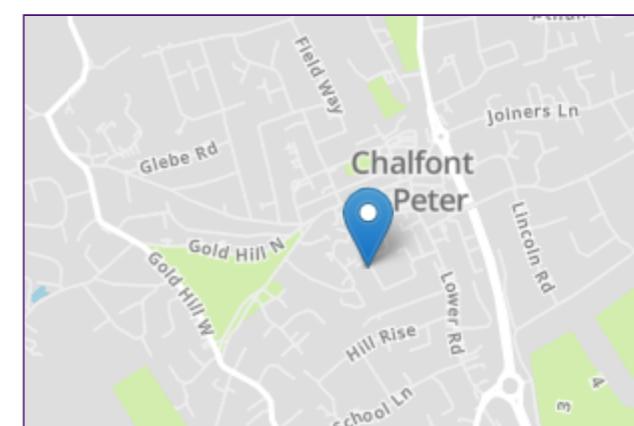
Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs.

For rail travel, Chalfont St Peter is well-served by nearby train stations. The closest station is Gerrards Cross, located approximately 2 miles away. Gerrards Cross station is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city.

## Floor Plan



**Oakwood Estates**  
Illustrations are for identification purposes only,  
measurements are approximate, not to scale.



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>	
(55-68)	<b>D</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		