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# Copthall Close

Chalfont St Peter, Buckinghamshire, SL9 0DH

# £825,000 Freehold

A spacious detached house with great scope to extend, subject to planning permission, and with the advantage of a south westerly facing rear garden. Ideally situated in this well-maintained family neighbourhood, the house is tucked away in a quiet, private cul-de-sac, just a short stroll to Robertswood School and within easy walking distance of the village centre and all of its amenities. The property has been upgraded to a high standard, boasting a complete refurbishment in recent years. The accommodation offers everything a family could look for in a home. As well as a spacious entrance hallway and guest cloakroom, the ground floor boasts stunning open plan living spaces comprising a bright and spacious double aspect living room, with large windows flooding the room with natural light, an open plan kitchen/dining/family area beyond, with a utility room off, connecting to the garage. On the first floor there are three well-appointed bedrooms and a family bathroom. The area to the front and the garden to the rear are real assets to the property, with the front offering the all-important off-street parking for four cars, as well as side access, and a rear garden which enjoys a south westerly orientation and is laid to lawn, with flower beds and patios.

**Ground Floor**

**Entrance Hall**

Front door with opaque double glazed glass insets. Tiled floor. Wall light point. Down lighters. Radiator. Stairs leading to first floor and landing. Doors off to Kitchen and Living Room.

**Cloakroom**

White suite incorporating WC and wash hand basin, with tiled splash back. Tiled floor. Down lighters. Expel air. Opaque double-glazed window overlooking front aspect.

**Living Room**

16' 1" x 12' 10" (4.90m x 3.91m) Double aspect room with double glazed windows overlooking the rear of the property. Hole in the wall fireplace. Coved ceiling. Radiator. Double casement doors with clear glass insets, open to:

**Family Room**

10' 2" x 9' 8" (3.10m x 2.95m) Quality wood flooring. Dimmer switch. Down lighters. Radiator. Double patio doors with clear glass insets, leading to patio and rear garden. Open to:

**Kitchen/Dining Room**

12' 9" [max] x 17' 0" (3.89m [max] x 5.19m) Well fitted with wall and base units. Corian work surface with splash back, and one and a half bowl sink unit with mixer tap. Built in oven and grill. Space for microwave. Space for upright fridge/freezer. Island unit with Corian work surface with built in four ring electric hob, with expel air and lighting over and storage cupboards below. Cupboard housing Glow Worm wall mounted boiler. Quality wood flooring. Dimmer switch. Down lighters. Wall thermostat control. Double glazed window overlooking front aspect. Wooden stable door leading to:

**Utility Room**

7' 0" x 6' 11" (2.13m x 2.11m) Granite work surface. Plumbed for washing machine and vented for dryer. Space for fridge and freezer. Tiled floor. Down lighters. Radiator. Double glazed window overlooking front aspect. Door with double glazed opaque glass inset, leading to garage.

**First Floor**

**Landing**

Access to fully insulated and partly boarded loft with electric light and pull-down wooden ladder. Two double glazed windows overlooking side aspect.

**Bedroom One**

16' 1" x 9' 10" (4.90m x 3.00m) A double aspect room with double glazed windows overlooking rear and side aspects. TV point. Radiator.

### Bedroom Two

12' 8" x 9' 9" (3.86m x 2.97m) A double aspect room with double glazed windows overlooking front and side aspects. Built in half wardrobe and drawer units. Airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Radiator.

### Bedroom Three

9' 9" x 7' 10" (2.97m x 2.39m) TV point. Radiator. Double glazed window overlooking side aspect.

### Bathroom

Double aspect, partly tiled room with opaque double-glazed windows overlooking front and side aspects. White suite incorporating WC, wash hand basin with mixer tap and tiled splash back, and bath with wall mounted Triton shower unit. Expel air. Tiled floor. Heated towel rail.

### Outside

### Garage

15' 8" x 8' 1" (4.78m x 2.46m) Wooden front doors with clear glass insets. Light and power. Gas and electric meters. Electric consumer unit. Plumbed for washing machine and space for dryer. Work surfaces. Double glazed window overlooking rear aspect. Casement door with double glazed clear glass insets, leading to rear. Door with opaque double-glazed glass inset, leading to utility room.

### To The Front

Herringbone brick paved driveway providing off street parking for four cars. Brick built boundary wall. Four ornate bay trees. Outside tap. Outside light point.

### Rear garden

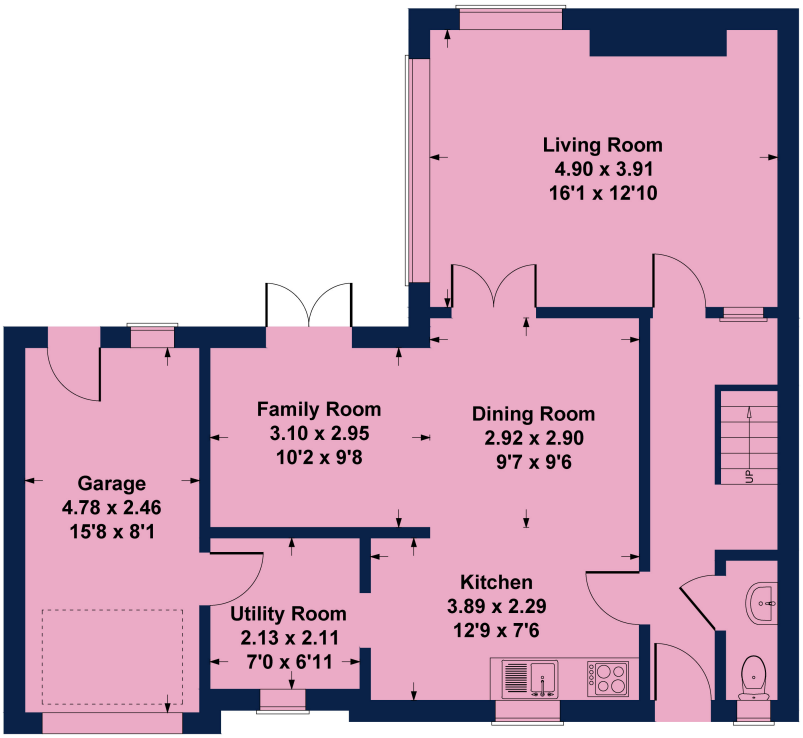
Circa 60' south westerly facing garden, mainly laid to lawn, with flower bed borders with wooden sleeper surrounds. Wide variety of deciduous and coniferous shrubs and trees. Large, paved patios. Wooden fence boundaries. Two wooden garden sheds. Outside light points. Pedestrian side access.

### Agents Note

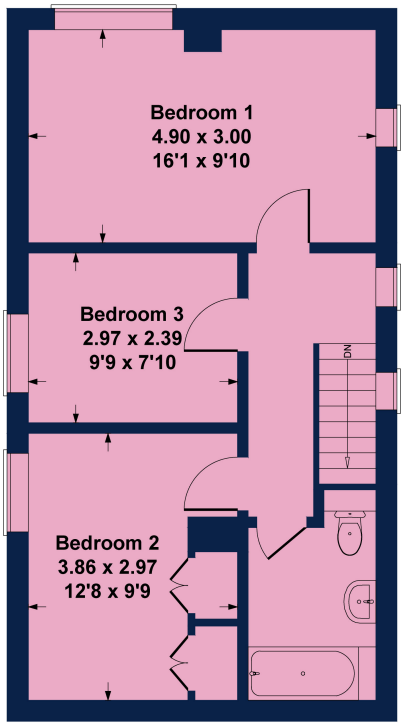
Under Section 21 of the Estate Agents Act 1979 we declare that a member of staff has a personal interest in this property.

# 8 Copthall Close, Chalfont St Peter, SL9 0DH

## Approximate Gross Internal Area
## Ground Floor = 74.7 sq m / 804 sq ft
## First Floor = 46.3 sq m / 498 sq ft
## Total = 121.0 sq m / 1302 sq ft




Ground Floor




First Floor

Not to Scale. Produced by The Plan Portal 2022

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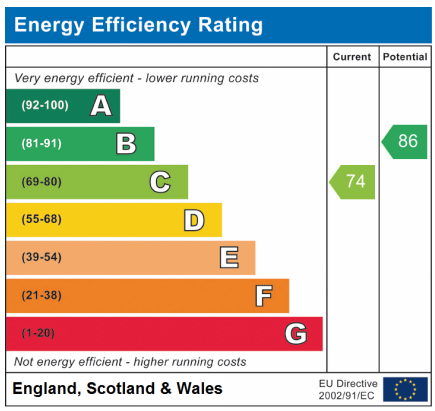


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