



Upon entering this welcoming townhouse, you are greeted by a charming porch setting the tone for the warm and inviting atmosphere. A set of rising stairs immediately catch your eye, leading you further into the heart of the home. To the right of these stairs lies a versatile space that serves as a downstairs bedroom and pantry area, complemented by a conveniently located bathroom and office space

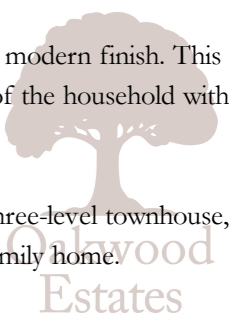
Ascending the stairs, the well-designed layout unfolds, revealing a thoughtfully arranged kitchen. This kitchen provides great functionality, equipped with a 5-ring gas hob, a stainless steel sink, and an array of both floor and eye-level cupboard units.

Connected to the kitchen is a generously sized living room that bathes in natural light through a front-facing window. This spacious living area effortlessly accommodates both living and dining spaces, providing a versatile setting for various family activities. The room extends to a conservatory at the rear, offering a tranquil space with garden views, perfect for relaxing or entertaining guests.









The final ascent of stairs leads to the upper level, where three well-proportioned bedrooms await. Two of these bedrooms are doubles, offering ample room for comfort and personalization and with built in storage. While the third is a large single bedroom. There is space to have free-standing wardrobes in all bedrooms

Completing the upper level is the family bathroom, a tastefully designed space that is fully tiled for a sleek and modern finish. This well-appointed bathroom comprises a shower/bath combination, toilet, and sink, catering to the diverse needs of the household with both style and practicality.

Externally the property has parking for 4 cars and has a well-manicured rear private garden. Throughout this three-level townhouse, the end-of-terrace positioning ensures an added sense of privacy and tranquillity, making it an ideal family home.

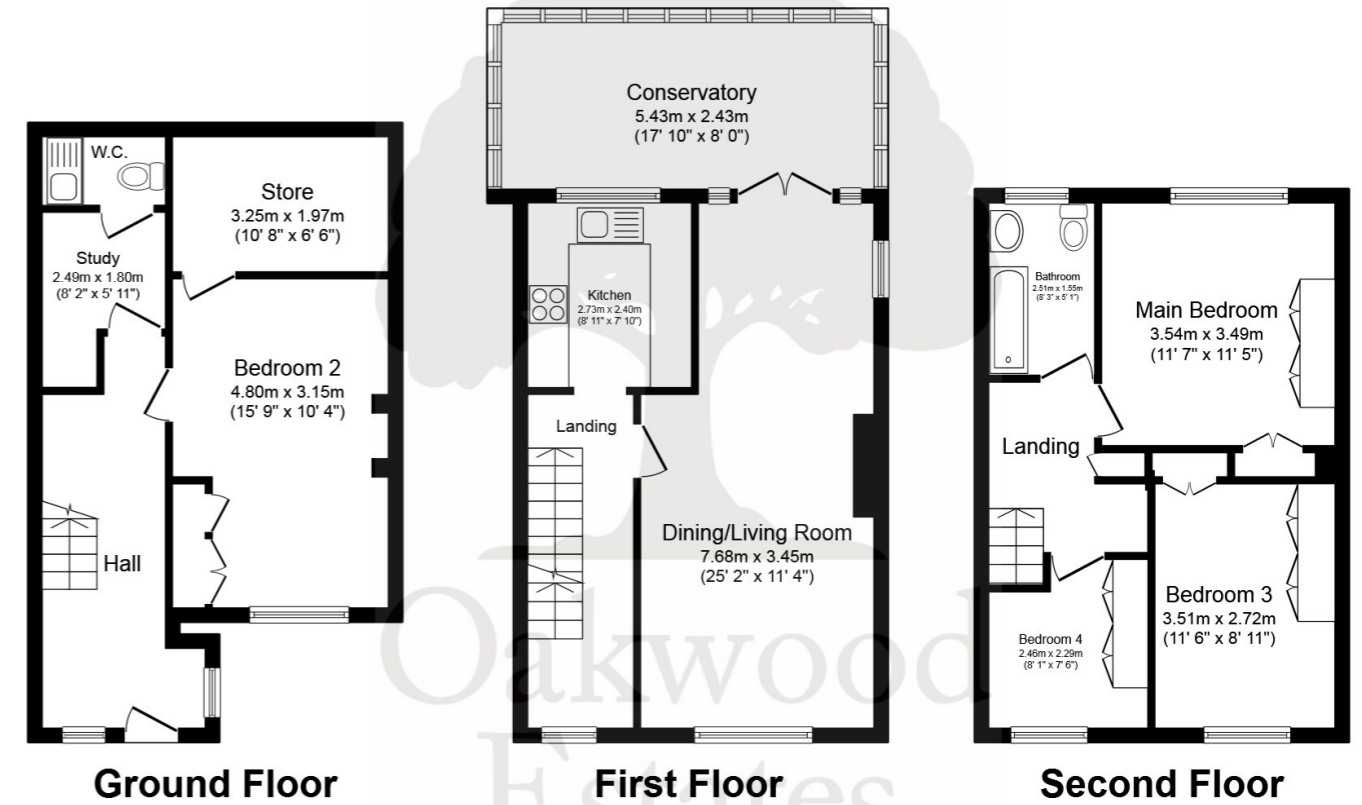


Property Information

-  4 BEDROOM TOWN HOUSE
-  POTENTIAL TO MODERNISE
-  PARKING FOR 4 CARS
-  SHORT WALK TO CHALFONT ST PETER HIGH STREET
-  EPC- D
-  2 BATHROOMS
-  PRIVATE AND SECLUDED REAR GARDEN
-  LARGE LIVING ROOM
-  1400 SQ FT
-  COUNCIL TAX BAND- E

					
x4	x2	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area 130.1 sq.m. (1,400 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Local Area

Nestled within the charming village of Chalfont St. Peter, the estate enjoys a picturesque setting in the heart of Buckinghamshire, England. The village itself exudes a traditional English charm with its historic buildings, quaint shops, and tree-lined streets.

Surrounded by lush greenery and open countryside, the area is known for its natural beauty. Residents can take advantage of the numerous parks, nature reserves, and walking trails nearby, making it an ideal location for outdoor enthusiasts and those who appreciate a tranquil setting. Chiltern Open Air Museum and Colne Valley Regional Park are just a short distance away, offering strolls, picnics, and wildlife spotting opportunities.

Schools

The local area is home to several excellent schools, offering a range of educational options for children of all ages.

- Dr Challoner's Grammar School
- John Hampden School
- Royal Grammar School
- St Mary's C of E Primary School
- Seer Green C of E Combined School
- Beaconsfield High School

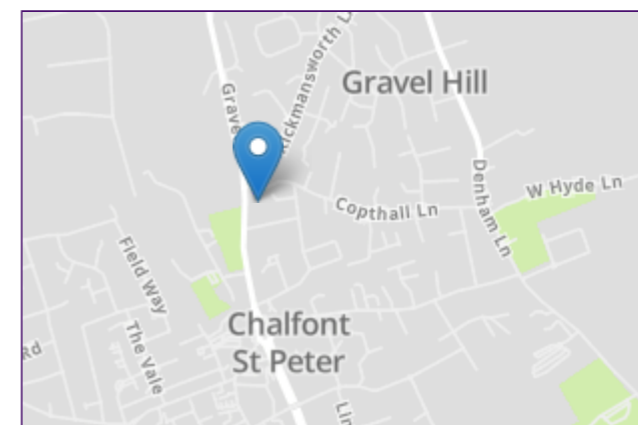
The Chalfonts Community College:
Thorpe House School
Gayhurst School

Transport Links

Road: The area benefits from excellent road connections. The nearby A413 road provides easy access to major road networks, including the A40 and M40, facilitating travel to nearby towns and cities such as Amersham, High Wycombe, and London. The M25 motorway is also within close proximity, allowing for convenient access to destinations further afield.

Train: Chalfont St. Peter and Gerrards Cross are the nearest train stations to the property. Both stations offer regular train services to London, with direct trains to London Marylebone. This makes the area particularly attractive for commuters, providing a convenient and efficient route into the city for work.

Council Tax
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	