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Criss Grove, Chalfont St Peter. SL9 9HQ.

£745,000 Freehold

This stunning three-bedroom end of terrace house is situated in a highly sought after location, a short stroll of Gold Hill Common. Schools and amenities, including Gerrards Cross Station, are all also within easy access. The property is beautifully presented throughout and has been extended to provide excellent family accommodation which includes a spacious living room, superb, fitted kitchen/dining room, , three large double bedrooms including master bedroom with ensuite..

The entrance to the property is situated at the side of the property and leads into the spacious hallway. The living room is located at the rear of the property and comfortably fits multiple sofas and units as well as a feature fireplace. This room also benefits from a rear aspect window, plus there are French doors that lead directly onto the rear patio. The kitchen/dining room is situated at the front of the property and has windows to the front. There is an extensive range of modern fitted gloss units at base and eye level providing ample storage and surface space, plus plenty of room to accommodate for table and chairs. The downstairs WC completes the ground floor.

Moving to the first floor via stairs in the entrance hall, the landing has an airing cupboard and staircase leading to the second floor. The master bedroom overlooks the rear garden and has fitted wardrobes, plus large ensuite situating a modern four-piece suite which included a double shower cubicle and large bath and rear aspect window. Bedroom three is also on the first floor and overlooks the front of the property, it is another large double room featuring fitted wardrobes. The modern family bathroom completes the first-floor accommodation.

Moving to the second floor, the loft conversion has been beautifully done to provide a huge bedroom allowing space for double bed, wardrobes, study and sitting areas. There is also access to the extensive eaves' storage space.

To the front of the property there is off street parking for



numerous vehicles on the gravel driveway and the mature shrubs and trees contribute to the attractive kerb appeal. The large rear garden is mainly laid to lawn with paved patio, ideal for outdoor seating and furniture. Mature shrubs and flower beds border the garden.

Chalfont St Peter High Street is approximately 0.3 mile walk away where M&S Food Hall, Costa Coffee and a variety of independent shops and Cafes will be found. Gold Hill Common and a number of pleasant walks are just a short stroll away.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately a 1.5 mile walk away and a relatively level walk, 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, Amersham and Chalfont & Latimer 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, plus Chalfont St Peter Infant School, Academy and Community College are all within walking distance. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.




#### Important Notice

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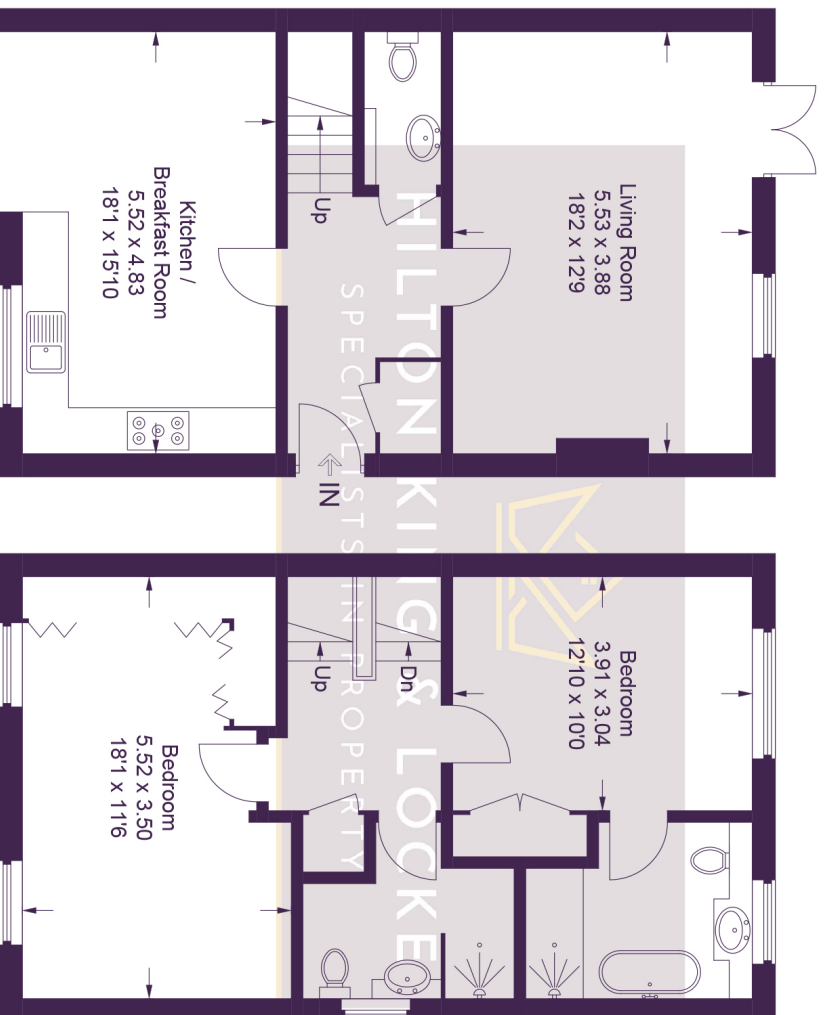
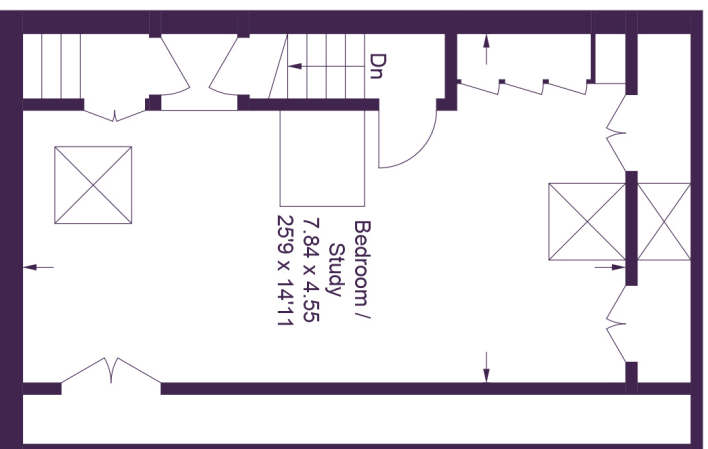
Approximate Gross Internal Area

Ground Floor = 56.1 sq m / 604 sq ft

First Floor = 52.2 sq m / 562 sq ft

Second Floor = 48.1 sq m / 521 sq ft

Total = 156.4 sq m / 1,687 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.