



As you step into the property you are immediately greeted by a spacious foyer, the main reception room, with its front aspect views and charming feature fireplace, offers a warm and inviting space for relaxation and entertaining. Double doors lead you to a second reception room, which boasts serene rear aspect views and French doors opening out to the patio, perfect for seamless indoor-outdoor living.

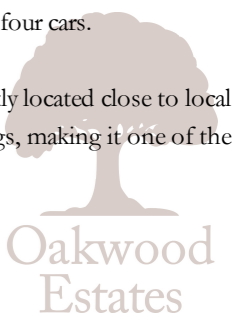
The heart of the home is the expansive kitchen, featuring multiple floor and eye-level units, stone work surfaces, and tiled flooring. This well-appointed kitchen is designed to accommodate a large dining table, making it an ideal space for family meals and gatherings. Adjacent to the kitchen, a utility room provides additional storage and workspace, with direct access to the garage for convenience.





The ground floor also includes a dedicated home office, providing a quiet space for work or study, and a well-appointed WC to complete this level.





Moving upstairs, a wide landing leads to five generously sized bedrooms. The principal bedroom and bedroom one both benefit from inbuilt storage and en-suite bathrooms, offering privacy. Bedroom two features built-in storage and shares a front aspect view with bedrooms three and four. These bedrooms are serviced by a contemporary family bathroom, comprising a shower, toilet, and basin.

Externally, the property boasts mature front and rear gardens, providing a peaceful and picturesque setting. The rear garden features a patio area, perfect for outdoor entertaining. Additionally, the property includes a garage and off-street parking for up to four cars.

Situated within the desirable Chalfont Heights development, this property offers a tranquil lifestyle while being conveniently located close to local amenities, schools, and transport links. Ellis Avenue is renowned for its community atmosphere and beautiful surroundings, making it one of the most sought-after addresses in Chalfont St Peter.



-  5 BEDROOM DETACHED HOME
-  POTENTIAL TO MODERNISE AND EXTEND (STPP)
-  FRONT AND REAR GARDENS
-  WALKING DISTANCE TO CHALFONT ST PETER HIGH STREET

-  3 BATHROOMS
-  INTERNAL ACCESS TO GARAGE
-  PRIVATE TREE LINED ROAD
-  EPC- D & COUNCIL TAX- BAND G

					
x5	x2	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 204.1 m² (2,197 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 opportunities for leisurely strolls, picnics, and wildlife spotting.

Schools

South Buckinghamshire is well renowned for its schooling, with being one of the last counties to still offer Grammar School Education.

Some of the local schools are:

- Dr Challengers Grammar School
- Chalfont St. Peter Church of England Academy
- Chalfont St. Giles Infant School
- Chalfont St. Giles Junior School
- Robertswood Church of England Primary School
- The Chalfont Community College
- Gayhurst School
- Beaconsfield High School
- Thorpe House

We recommend that you check with the local authority or school to confirm that the property is within the catchment area of your chosen educational institution.

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 Chalfont Heights estate. 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.

Planning Permission

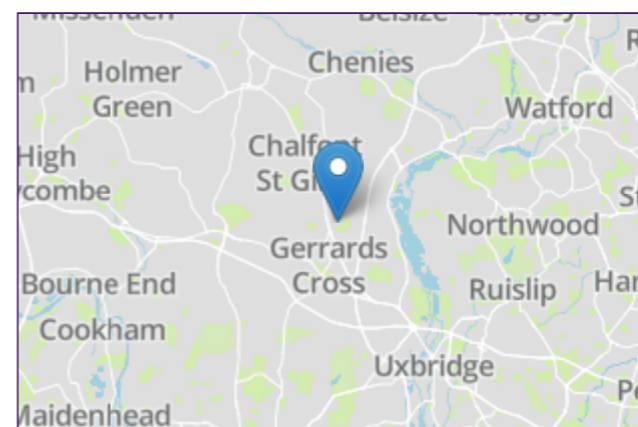
Previous planning permission granted in 2016. See planning reference CH/2016/2412/FA Two storey rear, two storey front, single storey side extensions, rear dormer and insertion of roof lights to create habitable accommodation in the roof space.

Service Charge

We are advised that there is a small service charge for the Estate of £300 per annum.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			