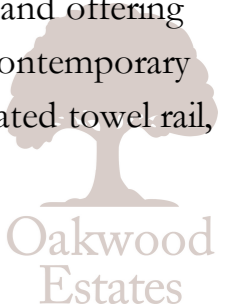




Upon entry, you are welcomed via an enclosed porch, providing a useful buffer from the main living space and enhancing privacy, while also setting the tone for the home with double glazing throughout. This leads into the bright and spacious open-plan kitchen/reception room, a dual aspect space enhanced by spot lighting, ideal for both relaxing and entertaining.

The kitchen is fitted with a range of floor and eye-level units offering ample storage, alongside integrated appliances including an electric oven, four-ring electric hob, stainless steel sink, and fridge/freezer, with additional space for a washing machine and dryer. The room is highly versatile, comfortably accommodating both dining and seating areas, and benefits from direct access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, both front-facing and offering generous space for freestanding storage. Completing the accommodation is a contemporary family bathroom, rear aspect, featuring a bathtub, walk-in shower, basin, WC, heated towel rail, and integrated storage.

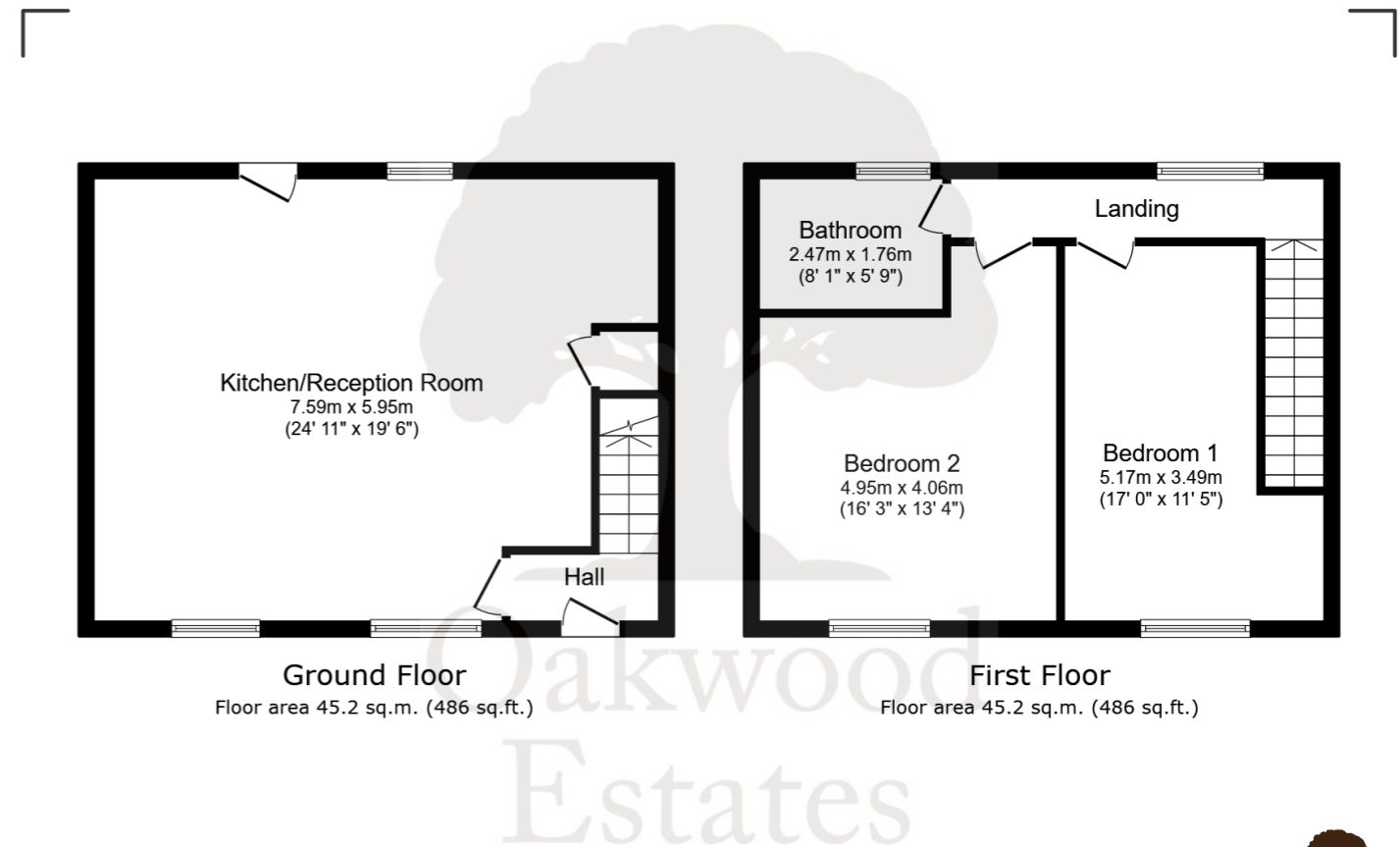


## Property Information

-  **TWO BEDROOM TERRACE HOUSE**
-  **CHAIN FREE**
-  **REFURNISHED THROUGHOUT**
-  **COUNCIL TAX BAND - E**
-  **ONE BATHROOM**
-  **972 SQFT**
-  **GREAT FIRST TIME BUY**
-  **EPC - E**

					
<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>N</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan



Total floor area: 90.3 sq.m. (972 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

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

- Robertswood School
- Chalfont St Peter CofE Academy
- Dr Challoner's High School
- Dr Challoner's Grammar School
- Chesham Grammar School
- The Chalfonts Community College

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

### Transport Links

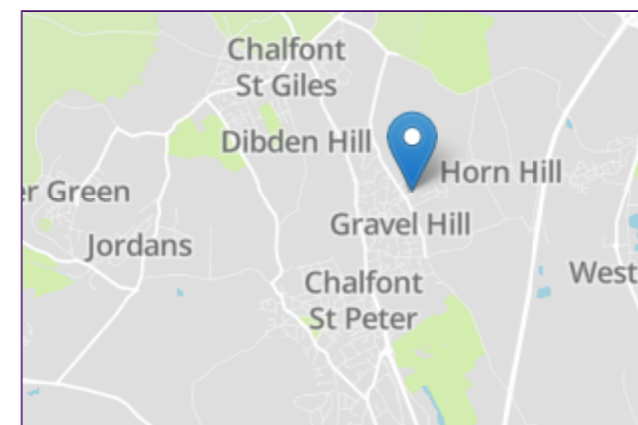
Road transport is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and the A40, which connect the village to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also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

### Council Tax

Band E



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	54
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>			
<small>EU Directive 2002/91/EC</small>			