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**Orchard Grove**  
Chalfont St Peter, Buckinghamshire, SL9 9EU



## £845,000 Freehold

A spacious and bright, extended semi-detached cottage, ideally located on this popular residential road within easy reach of the Village with all its amenities and excellent schools. This well designed home with generously proportioned rooms combine with an ideal balance of reception and bedroom space to make this a truly inviting home full of character and charm. Internally, the ground floor accommodation briefly comprises: entrance hallway with a return staircase, cloakroom, a wonderful open plan kitchen/dining/family room with vaulted ceiling and overlooking the rear garden. A sitting room, and study/home office completes the accommodation on ground floor level. On the first floor the spacious accommodation continues with four bedrooms, the master bedroom has a ensuite shower room and the family bathroom is located in the landing area. The rear garden is laid to lawn with a side pedestrian walkway leading to the front. To the front there is hardstanding providing off street parking.

### Entrance Hall

Modern front door with opaque double glazed glass inset. Double glazed opaque window overlooking front aspect. Under stairs cupboard. Return staircase with feature glass balustrade, leading to first floor and landing.

### Cloakroom

Fully tiled with a modern white suite incorporating low level WC, and wash hand basin with mixer tap and cupboard under. Expel air. Downlighter. Opaque double glazed window overlooking side aspect.

### Sitting Room

Feature "hole in the wall" gas fire. Two wall light points. Double glazed bay window overlooking front aspect.

### Study/Home office

11' 11" x 9' 9" (3.63m x 2.97m) Downlighters. Dimmer switch. Double glazed window overlooking front aspect.

### Kitchen/Dining/Family Room

27' 1" x 23' 8" (8.26m x 7.21m) Feature exposed brick wall and pyramid skylight. The kitchen area is well fitted with wall and base units. Corian work surface with circular stainless steel sink unit with mixer tap inset, and granite splash backs. Two fitted ovens and a grill. Fitted dishwasher. Space for American style fridge/freezer. Built in wine rack. Central island with breakfast bar, and with built in electric hob and storage cupboards under. Downlighters. TV point. Dimmer switches. Hidden lighting. Concertina double glazed patio doors leading to rear.

## First Floor

### Landing

Access to loft. Downlighters.

### Bedroom One

13' 7" x 13' 1" (4.14m x 3.99m) Two wall light points. Downlighters. Dimmer switch. Radiator. Double glazed window overlooking rear aspect. Door to:

### En Suite Shower Room

Fully tiled with a walk in shower with wall mounted microphone shower and fixed shower head, WC, and wash hand basin with cupboard units under. Fitted mirror with lighting. Shavers point. Heated chrome towel rail. Tiled floor.

### Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m) Downlighters. Dimmer switch. Wall light point. Radiator. Double glazed window overlooking front aspect.

### Bedroom Three

11' 11" x 10' 8" (3.63m x 3.25m) Two wall light points. Radiator. Double glazed window overlooking front aspect.

### Bedroom Four

10' 9" x 10' 9" (3.28m x 3.28m) Fitted mirror sliderobes. Downlighters. Radiator. Double glazed window overlooking rear aspect.

### Bathroom

Fully tiled with a modern white suite incorporating bath with mixer tap and shower attachment, walk in shower with wall mounted microphone shower and fixed shower head, WC, and wash hand basin with drawer units under. Heated chrome towel rail. Downlighters. Shavers point. Fitted mirror with surround lighting. Opaque double glazed window overlooking side aspect.

## Outside

### To The Front

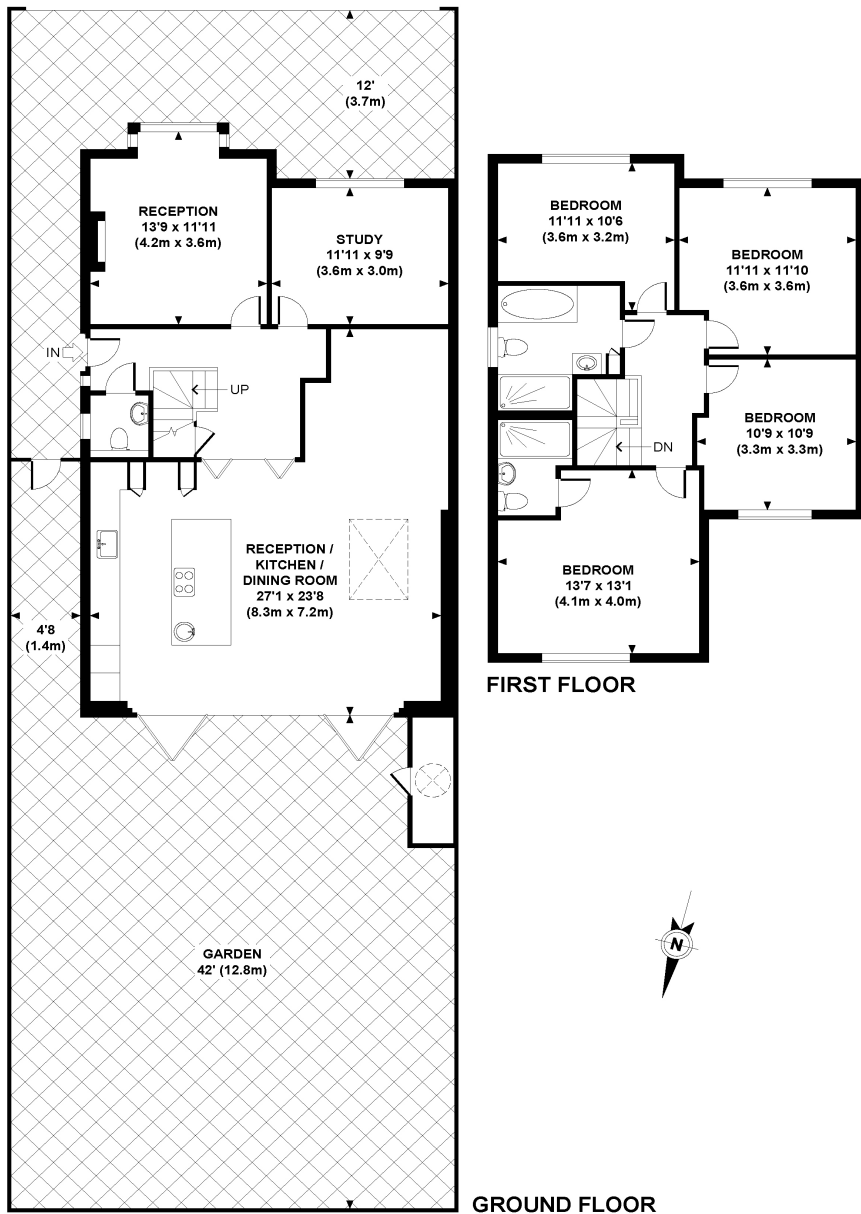
Hardstanding for off street parking. Wooden fence boundary.

### To The Rear

Garden mainly laid to lawn. Patio area with dwarf red brick wall. Wooden fence boundaries. Pedestrian side access. Outside light points. Brick built storage shed housing gas central heating boiler. Large concrete base ideal to place a home office on.



Orchard Grove, SL9



**APPROXIMATE GROSS INTERNAL AREA 1676 SQ FT / 155.8 SQ M**  
 Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.



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

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