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Criss Grove

Chalfont St Peter, Buckinghamshire, SL9 9HQ

£715,000 Freehold

An extended, three double bedroom semi-detached property situated in a quiet and private cul de sac only a minutes walk of Gold Hill Common and a short distance from the village centre with all its amenities and excellent schools. The house is also just over a mile from Gerrards Cross village and train station. This fantastic family home has been lovingly maintained and although in need of some modernization, the house oozes potential and could be transformed into an enviable home, combining bright spacious reception rooms and generous family sized bedrooms. The accommodation on the ground floor comprises of a spacious entrance lobby, entrance hall, lounge/ dining room, family room, conservatory and a kitchen/ breakfast room. On the first floor there is a good size landing, three good size bedrooms and a bathroom. Features include gas central heating, double glazing, off street parking for several cars, a car port and a lovely secluded rear garden.

Enclosed Entrance Lobby

UPVC front door with half opaque double glazed glass window and leaded light double glazed windows overlooking front aspect, Circular, double glazed window looking into family room. Exposed brick wall. Casement door with opaque glass inset leading to:

Entrance Hall

Wall mounted thermostat control, Coved ceiling, Radiator with shelf. Return staircase leading to first floor. Double casement doors with opaque glass insets leading to lounge/ dining room.

Cloakroom

Suite incorporated w.c and wash hand basin, Opaque double glazed leaded light window over looking side aspect.

Lounge/ Dining Room

22' 9" x 10' 11" (6.93m x 3.33m) Feature stone fireplace. Six wall light ports, Two radiators with shelves, Double glazed window over looking front aspect, Sliding double glazed patio doors leading to:

Conservatory

10' 6" x 7' 7" (3.20m x 2.31m) Wall light point. Double glazed windows looking over rear aspect, Double glazed casement door leading to patio and rear garden.

Family Room

16' 1" x 8' 4" (4.90m x 2.54m) Double aspect room with double glazed leaded light windows over looking front and side aspects. Coved ceiling. Wall light point. Radiator with shelf.

Kitchen/ Breakfast Room

A double aspect room with two double glazed windows over looking the rear aspect and a further double glazed window over looking the side aspect. Well fitted with wall and base units. Wooden effect worksurfaces. Breakfast bar. Majority tiled. Double stainless steel sink unit with mixer tap and drainer. Built

in oven and grill. Fitted gas hob with extractor hood over. Space for fridge freezer. Large under stairs cupboard/pantry housing wall mounted central heating boiler unit. Coved ceiling. Down lighters. Radiator. Casement door with opaque double glazed glass inset leading to rear.

Landing

Spacious landing with double glazed leaded light window overlooking side aspect. Access to loft, Fitted cupboard and display unit. Large storage cupboard with shelving.

Bedroom 1

13' 7" x 10' 11" (4.14m x 3.33m) Fitted wardrobes and cupboard units. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect,

Bedroom 2

10' 11" x 8' 11" (3.33m x 2.72m) Fitted wardrobes and cupboard units, Coved ceiling. Radiator. Double glazed leaded light window overlooking rear.

Bedroom 3

12' 3" x 7' 6" (3.73m x 2.29m) Full wall length fitted wardrobes and fitted cupboard units. Radiator. Double glazed leaded light window over looking front aspect.

Bathroom

Fully tiled with a suite incorporating w.c,, wash hand basin with mixer tap, vanity unit set into vanity unit with cupboards and drawer under, bath with mixer tap and wall mounted shower unit. Heated towel rail. Shaver's point, Airing cupboard with lagged cylinder and slatted shelving.

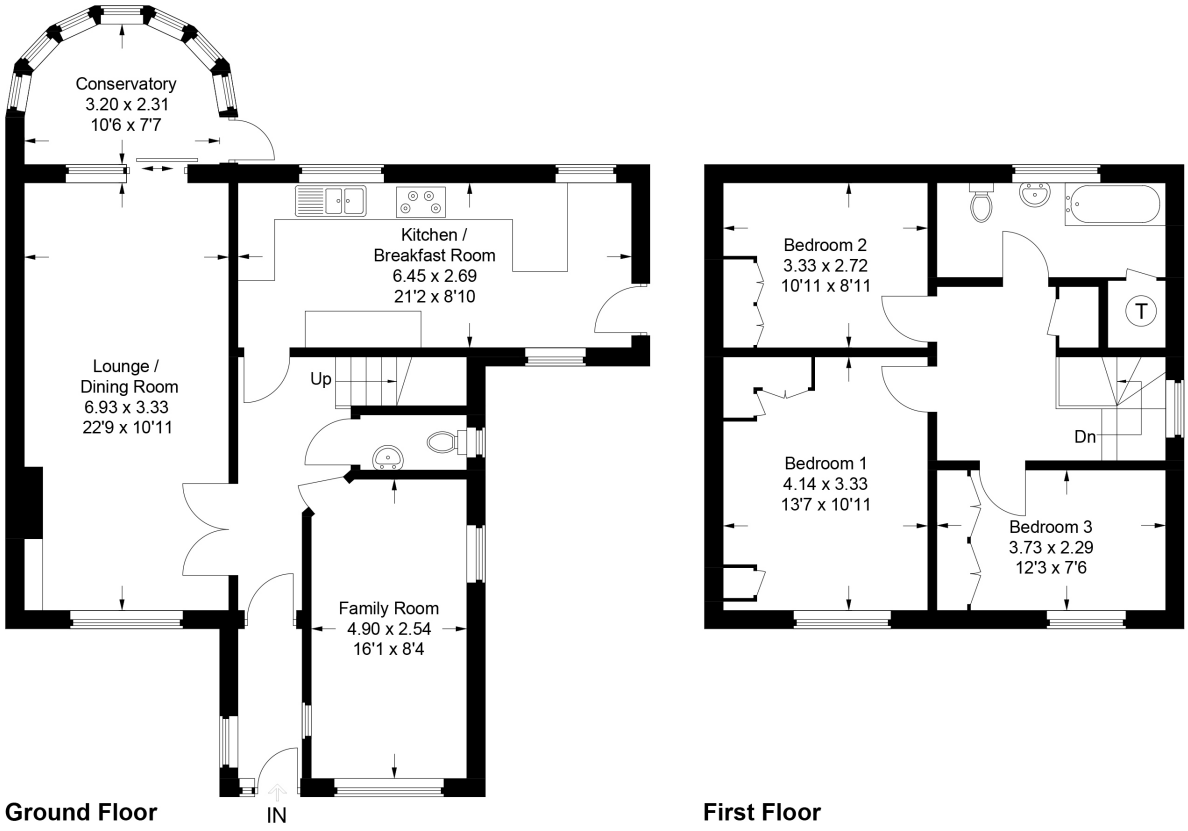
Front Garden

Shingle garden with a circular flower bed and a crazy paved pathway leading to the front door. Concrete driveway providing off street parking.

Rear & Side Garden

Secluded rear garden is mainly laid to lawn with wooden fence boundaries. Several paved patio areas, pagoda with climbing plants. Outside tap point, Large wooden shed. Pedestrian side access. To the side there are wrought iron gates leading to car port, paved parking space, a raised brick flower bed and outside light port. .

Approximate Gross Internal Area
Ground Floor = 76 sq m / 818 sq ft
First Floor = 50.7 sq m / 546 sq ft
Total = 126.7 sq m / 1,364 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.
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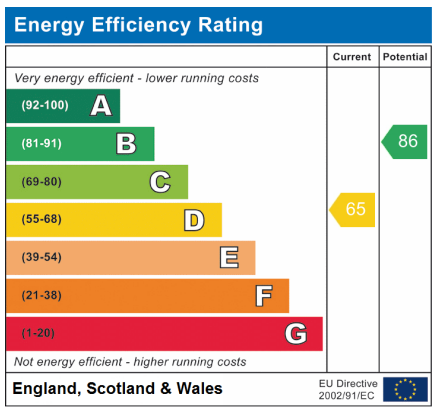

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