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99a Orchard Grove, Chalfont St Peter, Buckinghamshire. SL9 9ET.

OIRO £625,000 Freehold

Set within a quiet and highly regarded residential road, just moments from the welcoming community of Chalfont St Peter Village and the open countryside of Gold Hill Common, this charming three-bedroom semi-detached home offers an exceptional environment for family living. Thoughtfully arranged and generously proportioned throughout, the property provides a perfect balance of comfort, practicality, and lifestyle appeal, all available with the added benefit of no onward chain.

From the moment you step through the front door, the home feels warm and inviting. The spacious entrance hallway provides plenty of storage for busy family life, along with a convenient ground floor cloakroom. To the front of the property, the modern kitchen is both stylish and functional, featuring a range of fitted units and integrated appliances, making it an ideal space for preparing family meals while remaining connected to the rhythm of the home.

One of the standout features of this property is its versatility. The additional study provides a valuable space for home working, children's homework, or creative hobbies, an increasingly important feature for modern family living.

To the rear of the home, the generously sized living room forms the heart of the property. Filled with natural light and offering ample space for family gatherings, relaxing evenings and entertaining friends, the room opens directly onto the rear garden through double doors. This seamless connection between indoor and outdoor living creates a wonderful setting for summer barbecues, children's play, and relaxed family time.

Upstairs, the home continues to cater beautifully to family needs. The principal bedroom provides a peaceful retreat, overlooking the garden and benefiting from fitted wardrobes and a private en-suite shower room. Two further well-proportioned bedrooms offer flexible accommodation for children of all ages, guests, or additional workspace if required. A modern family bathroom completes the upper floor, designed to serve the household with both comfort and convenience.

Outside, the property offers safe and enjoyable outdoor space for the whole family. The front garden creates attractive kerb appeal, while the private rear garden is mainly laid to lawn, offering plenty of room for



children to play, pets to roam, or for hosting family gatherings. A patio area provides the perfect spot for outdoor dining, while rear access leads to the garage and parking area, adding further practicality.

The location is perfectly suited to family life. Chalfont St Peter Village is just a short walk away, offering a fantastic range of everyday amenities including cafés, restaurants, boutique shops, and well-known retailers such as M&S Food Hall. The surrounding area is well known for its strong sense of community and village atmosphere.

Families will particularly appreciate the excellent selection of nearby schools, including Chalfont St Peter Infant School, Chalfont St Peter Church of England Academy and Chalfont Community College, all within comfortable walking distance. For outdoor adventures, Gold Hill Common offers beautiful open green space ideal for family walks, picnics, and recreational activities.

For parents commuting into London, the property is ideally positioned. Gerrards Cross mainline station provides fast and convenient access to London Marylebone in under 30 minutes, while Amersham, Chalfont & Latimer and Denham stations offer further connections via the Underground network. The M40 and M4 motorways are also easily accessible, making travel further afield straightforward.

This delightful home offers a wonderful opportunity for families seeking space, convenience, and a strong community setting, all within one of Buckinghamshire's most desirable village locations.



#### Important Notice

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# 99A Orchard Grove

## Approximate Gross Internal Area

Ground Floor = 53.1 sq m / 568 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 120.5 sq m / 1,297 sq ft

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Garage  
5.18 x 2.74  
17'0 x 9'0

(Not Shown in Actual Location / Orientation)



## Ground Floor

## First Floor

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,

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