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Nabowla Nicol Road, Chalfont St Peter. SL9 9LX.

£775,000 Freehold

As you step through the front door of Nabowla on Nicol Road, you're welcomed into a central hallway. Directly ahead, the staircase leads to the upper floor, but the ground floor immediately invites you into its bright and spacious layout.

To the left of the entrance is a quiet study, ideal for working from home.. Further down the hall, you arrive in a generous dining room, which serves as a natural hub of the home. From here, leads into the well-designed kitchen, offering ample workspace and practicality for daily life. Just beyond the kitchen lies a useful utility room with additional storage and access to the rear of the property, alongside a downstairs cloakroom. The living room is a large bright space with bifolding doors opening directly onto the rear garden and provides ample space for multiple sofas and units.

Upstairs, the central landing provides access to all three bedrooms and a family bathroom. The master bedroom and second bedroom are both double rooms with space for wardrobe storage, the third bedroom is a smaller room but still a comfortable single room/cot room. The bathroom is a three-piece suite and is shared by all three bedrooms.

To the front of the property there is off street parking for multiple vehicles on the in and out driveway. The rear garden is mainly laid to lawn and is surrounded by mature hedges and bushed and has a large patio directly accessible via the living room bi folding doors.

Nabowla sits just a short walk from the centre of Chalfont St Peter. Just minutes away, you'll find an M&S Foodhall, Costa



Coffee, a variety of independent shops, and popular eateries—everything you need for everyday convenience.

One of the area's highlights is Gold Hill Common, a beautiful open green space nearby that's perfect for family picnics, dog walks, community events, or simply enjoying the outdoors. With its mature trees, wide open lawns, and playground facilities, it provides a rare blend of nature and neighbourhood life right on your doorstep.

Families are particularly well catered for, with highly regarded local schools serving the SL9 9EA postcode. These include Chalfont St Peter CofE Academy, Robertswood School, and The Chalfonts Community College, all within easy reach and consistently popular with local residents.

In addition to its current layout, the property offers scope for extension, subject to the usual planning permissions. Whether you're looking to expand the ground floor, add another bedroom, or create an open-plan kitchen/living space, there's real potential here to tailor the home to your needs.




Important Notice

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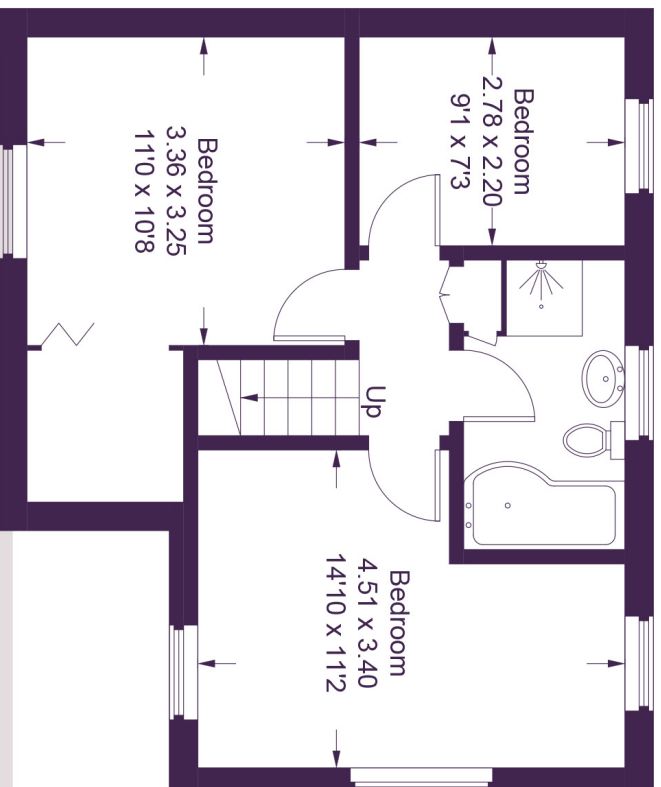
Nabowla, Nicol Road

Approximate Gross Internal Area

Ground Floor = 71.2 sq m / 766 sq ft

First Floor = 43.5 sq m / 468 sq ft

Total = 114.7 sq m / 1234 sq ft



First Floor



Ground 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, shapes and compass bearings before making any decisions reliant upon them.