



Mid Cross Lane, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0LF.

£1,250,000 Freehold

**\*EXTENDED, REFURBISHED AND RECONFIGURATED FAMILY HOME\***

**\*NOW PROVIDING SUBSTANTIAL ACCOMMODATION OF SOME 2895 SQUARE FT\***

**\*IN TOTAL FIVE BEDROOMS, FOUR RECEPTIONS, FOUR BATHROOMS\***

**\*HIGH SPECIFICATION, BESPOKE KITCHEN AND CONTEMPORARY SANITARYWARE\***

**\*NO UPPER CHAIN\***

A property that has been the subject of major improvement and refurbishment which now offers fantastic family accommodation of nearly 2900 square ft. This triple fronted property has in total five bedrooms, four reception rooms and four bathrooms.

The property is within walking distance of all local amenities including Robertswood School and is in catchment of Dr Challoners Grammar School.

No expense has been spared with the project and just some of the improvements include new plumbing in copper throughout the whole house, full electrical rewire, fully re-plastered walls and ceilings, new windows and doors, new bathrooms, upgraded main water line from the street to give high pressure, new mega flow system, underfloor heating installed on the ground floor & the three first floor bathrooms, a brand new custom made kitchen and utility, footings dug out for 8 x 3 metre outbuilding - perfect for use as a gym or playroom as it has a supply of electric. There is also plumbing for an outdoor sink and gas supply, and two water taps to the front and back.

Internally and on the ground floor, the hub of the home is the 38'5 x 29'2 open plan living/kitchen/dining area with its bi fold doors leading to the garden, and array of bespoke fitted units with three ceiling lanterns which flood the room with natural light. This room also gives access to a hand utility room.

There is also a front aspect 19'10 x 11'10 living room, a study with fitted workstation and storage, a 24'4 x 11'7 family room with feature media wall, and a ground floor bathroom.

Upstairs are five excellent double bedrooms and three bathrooms. The master bedroom measures 13'3 x 11'10 and it's ensuite has a panel bath plus a separate shower cubicle, bedroom two has a feature bay fronted window plus fitted wardrobes, while bedroom three is some 16'6 x 12'2 and overlooks the garden.



Bedroom four measures 10'11 x 10'10, while the 13'11 x 12'11 fifth bedroom can also be directly accessed from the master bedroom, which could therefore make it a perfect dressing room.

Outside the is ample off street parking to the front, while the rear garden is a decent size and has footings laid in preparation of a 8m x 3m outbuilding.

Local shops and bus routes are within walking distance. Chalfont St Peter village is situated approximately 1 mile from the property and provides a wider range of shopping facilities, including M&S Food Hall, Co Op Supermarket, Costa Coffee plus a variety of independent Coffee Shops, Restaurants and Boutiques.

Gerrards Cross village and Mainline station with trains into Marylebone in approximately 22 minutes is within 2.5 miles of the property.

Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



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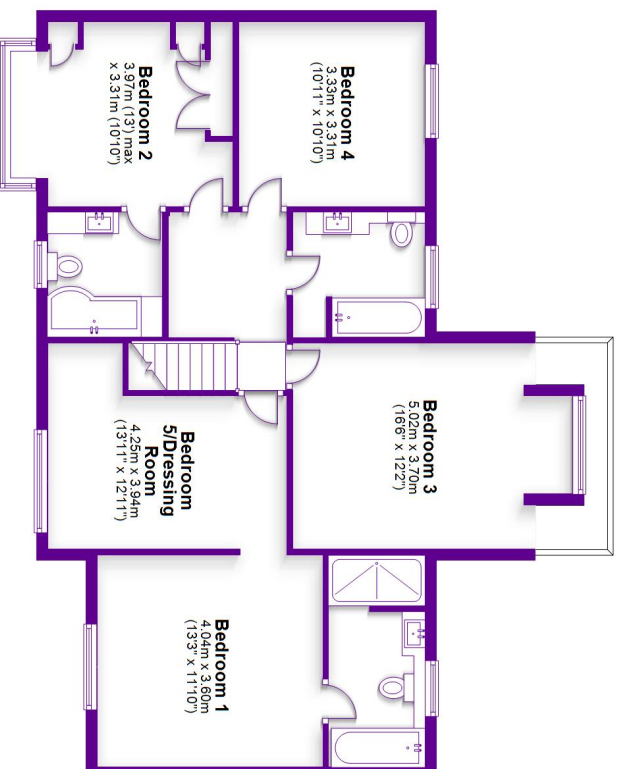
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Approx. 174.2 sq. metres (1875 sq. feet)

**Ground Floor**



**Total area: approx. 269.0 sq. metres (2895.6 sq. feet)**

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