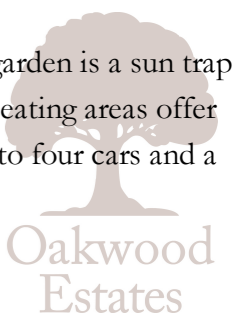












Upon entering the property, a bright and spacious hallway greets you. To the right, the expansive lounge-dining area features a charming fireplace, perfect for winter months. Front-facing windows and bi-fold doors lead to the rear decking, ideal for summer entertaining. The adjacent modern kitchen boasts granite worktops, a five-ring gas hob, a Range Master-style oven, microwave, double sink, and American-style fridge. This leads to a well-lit utility room, with rear-facing windows, a door, and a skylight, offering potential as a sunroom or double-height extension, as the foundations are already in place. A contemporary W/C completes the ground floor.

Upstairs, the spacious landing leads to the principal suite, a large double bedroom with front-facing windows and an ensuite with a rainfall shower. Bedroom 2 is another generous double with south-facing windows, creating a warm atmosphere. Bedroom 4, currently used as a TV room, offers versatility as a children's bedroom, playroom, or home office. Bedroom 3 is another double with south-facing windows. The family bathroom features a bath, rainfall shower, steam-free mirror, and windows on two sides, ensuring a bright and airy space. Completing this floor is access to a large, spacious loft space with potential for conversion (STPP).

The property is situated on one of the most sought-after roads in the area. The south-facing rear garden is a sun trap all year round, with a large raised decking area ideal for entertaining. The lawn and two private seating areas offer peaceful spots for relaxation. The front garden is well landscaped, with off-street parking for up to four cars and a large single garage with an electric rolling door and internal access.



Property Information

-  RECENTLY RENOVATED
-  SOUTH FACING REAR GARDEN
-  1642 SQ FT
-  CATCHMENT AREA FOR DCGS
-  COUNCIL TAX BAND - G
-  4 BEDROOM DETACHED HOUSE
-  FOUNDATIONS TO EXTEND (STTP)
-  SOUGHT AFTER ROAD
-  WALKING DISTANCE TO CHALFONT ST PETER VILLAGE
-  EPC - D



x4

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

Local Area

Chalfont St Peter is a charming and picturesque town situated in Buckinghamshire, England. Nestled amidst the rolling hills and lush green countryside, this town offers residents a tranquil and idyllic setting to call home.

The town center features a mix of historic buildings, quaint cottages, and modern amenities, creating a unique blend of old-world charm and contemporary convenience. Strolling through the streets, one can appreciate the well-preserved architecture and the sense of heritage that permeates the town.

Chalfont St Peter is also home to a vibrant community, with a range of amenities and services catering to residents' needs. The town boasts a selection of shops, boutiques, cafes, and restaurants. There are also community centers, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

Transport Links

Road transportation is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413 and the A40, which connect the town to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also within easy reach, providing access to London and other parts of the country.

Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs.

For rail travel, Chalfont St Peter is well-served by nearby train stations. The closest station is Gerrards Cross, located approximately 2 miles away. Gerrards Cross station is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city.

Chalfont St Peter benefits from its proximity to major airports. London Heathrow Airport, one of the busiest airports in the world, is approximately 13 miles away, offering a wide range of domestic and international flights. London Luton Airport and London Gatwick Airport are also within reasonable driving distance, providing additional options for air travel.

Local Schools

Some of the local schools include:

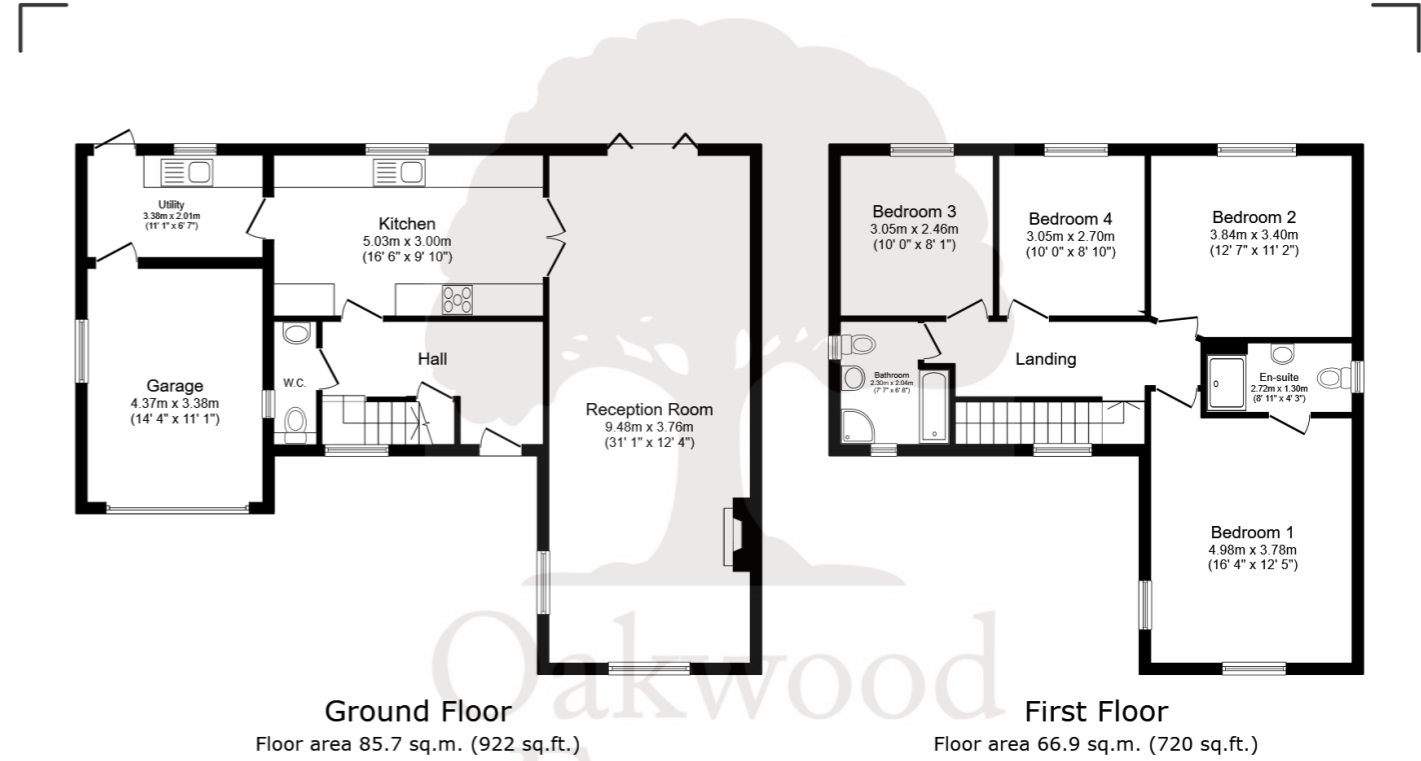
- The Gerrards Cross CofE School
- Dr Challoner’s Grammar School
- Beaconsfield High School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's
- Chalfont Community College
- Thorpe House
- Amersham School

We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

Council Tax

Band G

Floor Plan



Total floor area: 152.6 sq.m. (1,642 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

