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35 Grange Road, Chalfont St Peter, Buckinghamshire. SL9 9AH.

£650,000 Freehold

As you step through the front door of this three bedroom end of terrace house, you are welcomed into a bright and contemporary interior, thoughtfully designed to complement modern living. From the entrance hall, there is a spacious sitting room, where a large front aspect window that fills the space with natural light. This modern room has stylish finishes that create a calm and welcoming atmosphere.

A door leads through to the rear of the property, and the where the heart of the home lies in the modern, open-plan kitchen/dining room. With sleek units, integrated appliances, and ample space for dining, it is perfectly suited to family life and entertaining alike. French doors open onto a private rear garden, designed with both practicality and enjoyment in mind. The garden features low-maintenance artificial grass and two paved patio areas, providing plenty of space for outdoor dining, play, or simply soaking up the sun.

Upstairs, the home continues to impress. The main bedroom at the front offers a peaceful retreat and features a modern ensuite shower room, while two additional bedrooms at the rear provide flexibility for children, guests, or home working. A modern family bathroom completes the upper floor.

Built approximately seven years ago, this property benefits from the efficiency and comfort of a newer build, offering excellent insulation, modern heating systems, and up-to-date building standards. The décor throughout is fresh and neutral, allowing the next owners to move straight in with ease.

Two allocated parking spaces are located directly in front of the house, offering easy, off-street parking, a valuable feature in this popular location. There is also additional visitor parking adjacent to the property.

This excellent home enjoys a fantastic position within walking distance of Chalfont St Peter village, one of South Buckinghamshire's most sought-after communities. The village offers a wide range of everyday amenities including a Costa Coffee, Tesco Express, and M&S Food Hall, along with independent cafés, restaurants, pubs, and boutique shops. Everything you need is just a short stroll away, creating a convenient yet peaceful lifestyle.



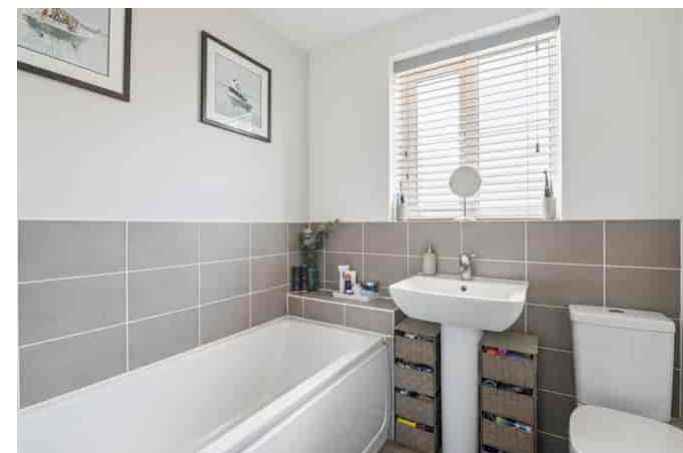


Just minutes from the home, Gold Hill Common offers acres of open green space, ideal for picnics, dog walking, and outdoor activities. It is a focal point for village events and a wonderful place to enjoy the outdoors all year round.

Families are particularly well-served here. The area boasts a number of highly regarded schools, both state and independent. Chalfont St Peter Infant and Junior Schools are nearby, as is the outstanding-rated Dr Challoner's Grammar Schools (accessible via local transport and/or school bus), and the Chalfonts Community College, all contributing to the area's excellent reputation for education.

For commuters, Gerrards Cross station is approximately 1.5 mile walk away, offering fast and direct trains to London Marylebone in under 30 minutes. The area also enjoys easy access to the M40, M25, and Heathrow Airport.

With its modern design, low-maintenance outdoor space, dedicated parking, and unbeatable location close to village life, excellent schools, and open countryside, this property is the perfect choice for those seeking contemporary comfort in a thriving and well-connected community.



#### Important Notice

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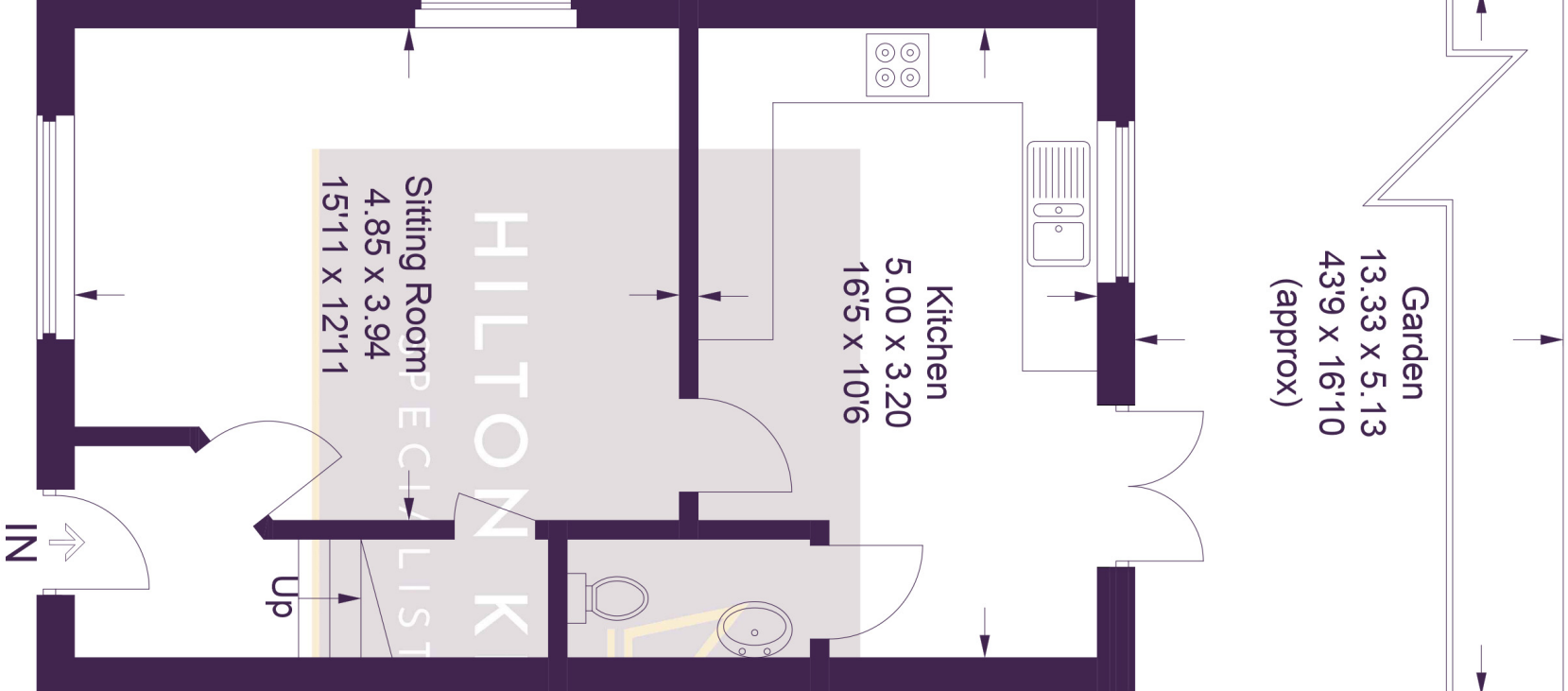
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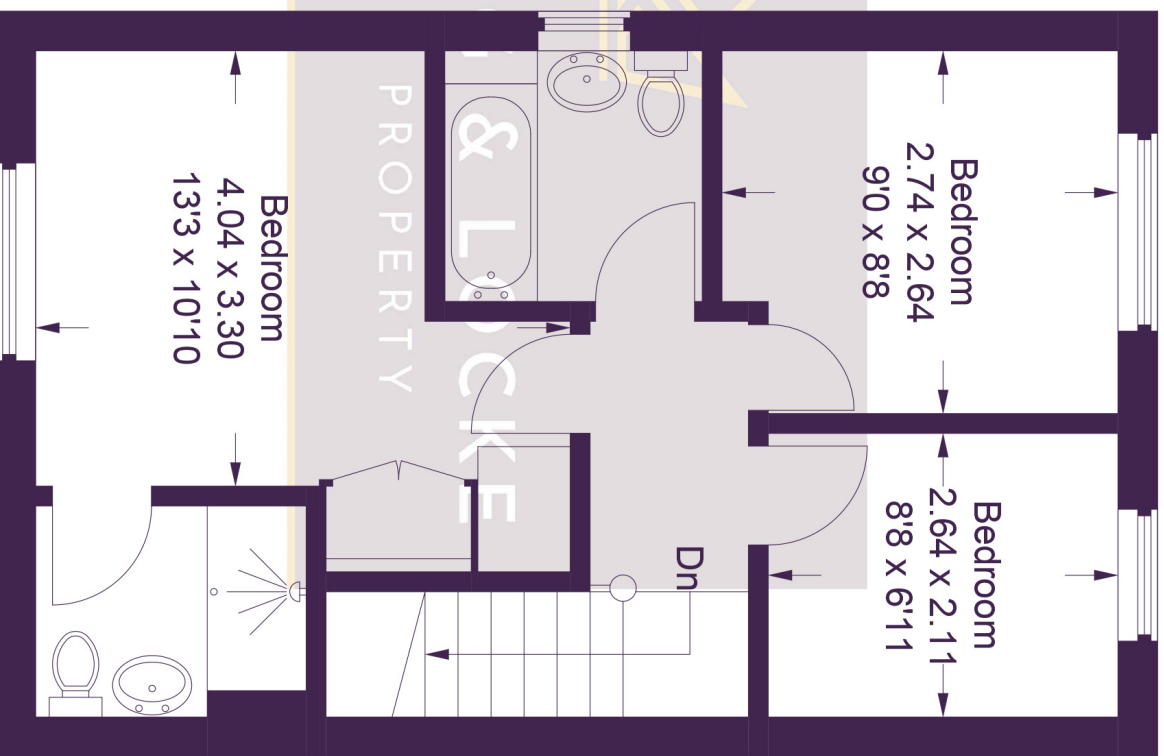
# 35 Grange Road



Approximate Gross Internal Area  
Ground Floor = 41.7 sq m / 449 sq ft  
First Floor = 41.4 sq m / 446 sq ft  
Total = 83.1 sq m / 895 sq ft



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

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