



Upon entering the property, you are greeted by a spacious porch area. Moving through, you then enter the large living room, which features sliding doors to the rear garden. Just off the living room, the well-appointed kitchen includes floor and eye-level cupboards, a 4-ring induction hob, and a breakfast bar area. The property also offers a larder and a utility area. Adjacent to the kitchen, the dual-aspect dining room provides ample space for entertaining. Completing the ground floor is a home office or 4th bedroom and a convenient WC.

Moving upstairs, there are three well-proportioned bedrooms. Bedroom 3, the smallest, includes built-in storage, room for a double bed, and front aspect views. Bedroom 2 is generously sized, with additional fitted wardrobes and front aspect views. The principal bedroom boasts both front and rear aspect views, with enough space for freestanding cupboards. The first floor is completed by a family bathroom, which features a toilet, basin, shower, and bathtub.

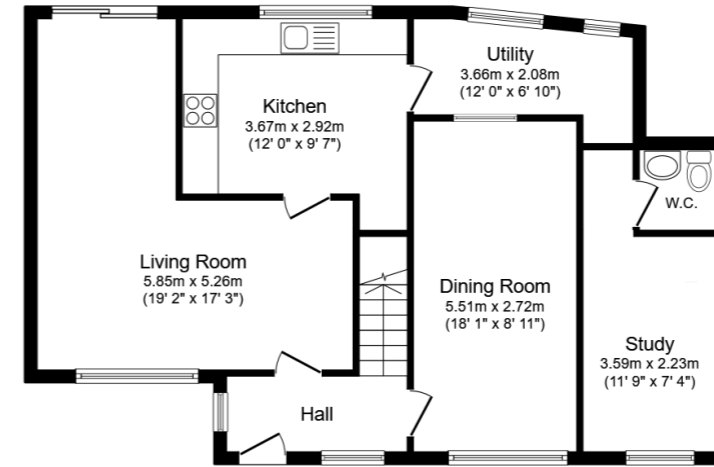
Externally, the garden area is primarily laid with patio tiles and includes a dining space slightly elevated on a wooden pergola, along with a shed-style lean-to. The front of the property offers off-street parking for two large cars.



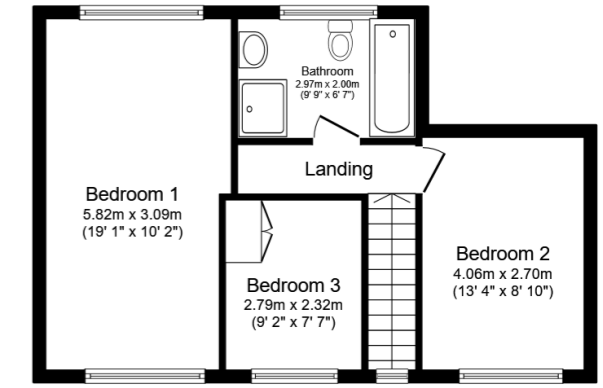


-  3 BEDROOMS
-  2 RECEPTION ROOMS
-  SOUTH FACING LOW MAINTENANCE GARDEN
-  QUIET CUL DE SAC LOCATION
-  COUNCIL TAX BAND - G
-  2 BATHROOMS
-  WALKING DISTANCE TO CHALFONT ST PETER HIGH STREET
-  PARKING FOR 2 CARS
-  EPC- D
-  1299 SQ FT

					
x3	x2	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Ground Floor**  
Floor area 73.8 m<sup>2</sup> (794 sq.ft.)



**First Floor**  
Floor area 46.9 m<sup>2</sup> (505 sq.ft.)

**TOTAL: 120.7 m<sup>2</sup> (1,299 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.



**Local Area**

Nestled within the charming village of Chalfont St. Peter, the property enjoys a picturesque setting in the heart of Buckinghamshire, England. The village itself exudes a traditional English charm with its historic buildings, quaint shops, and tree-lined streets.

Surrounded by lush greenery and open countryside, the area is known for its natural beauty. Residents can take advantage of the numerous parks, nature reserves, and walking trails nearby, making it an ideal location for outdoor enthusiasts and those who appreciate a tranquil setting. Chiltern Open Air Museum and Colne Valley Regional Park are just a short distance away, offering opportunities for leisurely strolls, picnics, and wildlife spotting.

**Schools**

- The local area is home to several excellent schools, offering a range of educational options for children of all ages.
- Dr Challoner's Grammar School
  - John Hampden School
  - Royal Grammar School
  - St Mary's C of E Primary School
  - Seer Green C of E Combined School
  - Beaconsfield High School
  - The Chalfonts Community College
  - Thorpe House School

Gayhurst School

We recommend that you do further research to ensure that you are able to send your child to your preferred educational institution.

**Transport Links**

**Road:** The area benefits from excellent road connections. The nearby A413 road provides easy access to major road networks, including the A40 and M40, facilitating travel to nearby towns and cities such as Amersham, High Wycombe, and London. The M25 motorway is also within close proximity, allowing for convenient access to destinations further afield.

**Train:** Chalfont St. Peter and Gerrards Cross are the nearest train stations. Both stations offer regular train services to London, with direct trains to London Marylebone. This makes the area particularly attractive for commuters, providing a convenient and efficient route into the city for work

**Rental Amount**

In the region of £2,250 pcm

**Council Tax**

Band G

