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**Cherry Acre**  
Chalfont St Peter, Buckinghamshire, SL9 0SX



## £1,050,000 Freehold

Situated in a cul de sac position on the outskirts of the Village, a detached house in lovely order throughout with views to the front from first floor over the Misbourne Valley. The property is within easy reach of the Village centre with all its amenities and good schools, and is only a short drive from Gerrards Cross Village and train station and Little Chalfont with its Metropolitan Line station. The accommodation on the ground floor comprises an entrance hall, cloakroom, living room, dining room, kitchen/breakfast room and utility room. On the first floor there are four good size bedrooms, master with ensuite bathroom, and a shower room. Further features include gas central heating, off street parking parking, a double attached garage and a rear garden. Brought to the market with **NO UPPER CHAIN**.

### Entrance Hall

T shaped with a wooden front door with clear glass inset. Two windows overlooking front aspect. Coved ceiling. Wall thermostat control for central heating. Two radiators. Under stairs cupboard. Return staircase leading to first floor and landing.

### Cloakroom

Half tiled with a modern white suite incorporating low level flush WC, and wash hand basin with mixer tap and cupboard under. Coved ceiling. Expel air. Radiator. Opaque window overlooking front aspect.

### Living Room

22' 11" x 10' 9" (6.98m x 3.27m)  
Double aspect room with bay window overlooking front aspect and sliding double glazed patio doors leading to rear. Feature fireplace with wooden mantel and tiled inset and hearth, with gas coal effect fire. Coved ceiling. Three wall light points. Two radiators.

### Dining Room

12' 0" x 11' 11" (3.65m x 3.64m)  
Coved ceiling. Radiator. Window overlooking rear aspect.

### Kitchen/Breakfast Room

22' 11" x 7' 10" (6.98m x 2.40m) Well fitted with wall and base units. Granite effect work surfaces with splash backs. Franke sink unit with mixer tap and drainer. Fitted four ring electric hob with glass splash back and extractor hood over. Built in oven and grill. Plumbed for dishwasher. Coved ceiling. Radiator. Window overlooking side aspect. Sliding double glazed patio doors leading to rear. Arch to:

### Utility Room

Granite effect work surface with splash back. Circular stainless steel sink unit. Plumbed for washing machine and dryer. Space for fridge/freezer. Wall mounted boiler. Casement door with opaque glass inset leading to side access. Coved ceiling. Radiator. Door to garage.

## First Floor

### Landing

Access to loft. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Window overlooking front aspect.

### Master Bedroom

14' 0" x 12' 0" (4.26m x 3.66m)  
Built in wardrobe. Coved ceiling. Radiator. Window overlooking rear aspect. Door to:

### En Suite Bathroom

Majority tiled with suite incorporating bath with mixer tap and shower attachment, WC, bidet, and wash hand basin. Coved ceiling. Shavers point. Opaque window overlooking rear aspect.

### Bedroom Two

14' 8" x 12' 9" (4.47m x 3.88m)  
Double fitted wardrobe. Coved ceiling. Radiator. Window overlooking rear aspect.

### Bedroom Three

10' 10" x 10' 7" (3.31m x 3.22m)  
Built in wardrobe. Radiator. Window overlooking front aspect.

### Bedroom Four/Study

10' 7" x 8' 0" (3.22m x 2.45m)  
Coved ceiling. Radiator. Window overlooking front aspect.

### Shower Room

Fully tiled with a modern suite incorporating walk in shower, WC and wash hand basin with mixer tap set into granite vanity unit with cupboards under. Downlighters. Heated chrome towel rail. Opaque window overlooking front aspect.

### Outside

#### Double Garage

17' 9" x 17' 2" (5.42m x 5.23m)  
Attached, with two up and over doors. Two windows overlooking front aspect. Light and power.

### To The Front

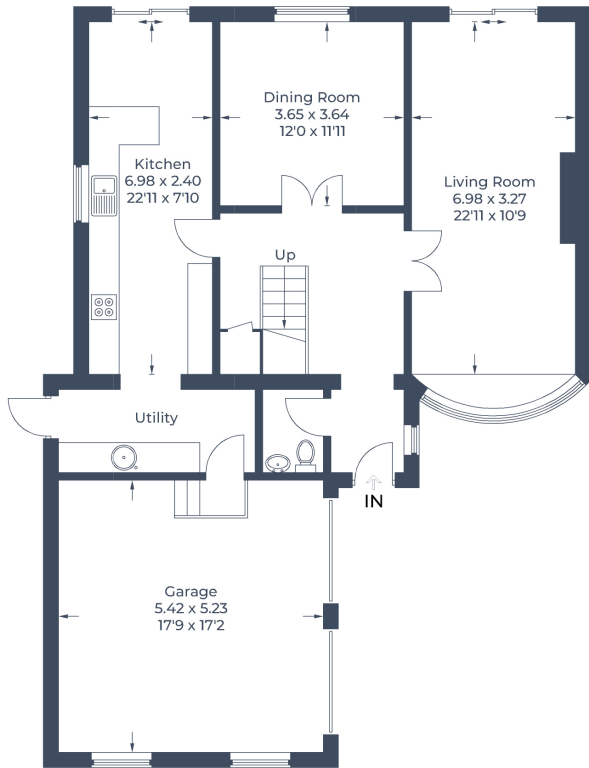
Brick paved driveway providing off street parking for several cars. Area of lawn. Flower bed border.

### To The Rear

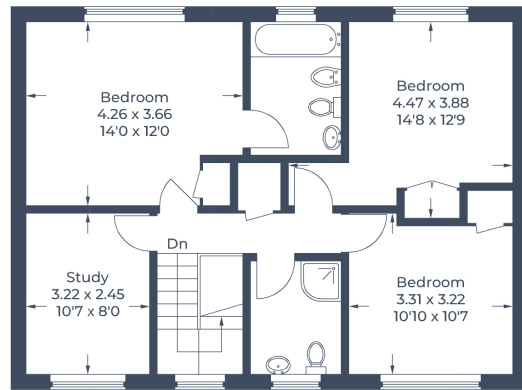
Private and secluded garden mainly lawn with flower bed borders. Variety of shrubs and plants. Paved patio area with dwarf brick wall. Wooden fence boundaries. Two pedestrian side accesses with wrought iron gates. Outside tap. Outside light points.



Approximate Gross Internal Area  
 Ground Floor = 110.6 sq m / 1,190 sq ft  
 First Floor = 67.5 sq m / 726 sq ft  
 Total = 178.1 sq m / 1,916 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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