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15 Orchard Grove, Chalfont St Peter, Buckinghamshire. SL9 9EU.

£799,950 Freehold

This stunning four DOUBLE bedroom, extended semi detached house offers bright, spacious and flexible accommodation, amounting to approx. 1676 sq ft (155.8 sqm). Situated in a highly sought after residential road on the Gold Hill Common side of the village, the property is beautifully presented throughout with the accommodation carefully planned to create a modern way of living with contemporary styling. There is off street parking to the front of the property and a private garden to the rear. Viewing highly recommended. All local amenities, including schools, Chalfont St Peter Village and transport links are all nearby.

Upon entering the property there is a good size hallway with ground floor cloakroom and storage. To the front of the property there are two reception rooms, the living room which has a feature fireplace and front aspect bay window, plus the study which also overlooks the front of the house. However, the real hub of this home is the rear section of the house which encompasses a beautiful, fitted kitchen, dining area, plus sitting area. This room has a lantern window, plus full width bi-folding doors opening out to the garden, both contributing an abundance of light to the room. The kitchen is fitted with an extensive range of units and includes an island unit with inset hob, sink, plus breakfast bar. There are a range of high-quality integrated appliances, and the dining area has a feature exposed brick wall with space for an inset LED TV, with the lantern window above.

Moving to the first floor, the master bedroom overlooks the rear of the property and has an ensuite shower room. The three further bedrooms are also of a double size and the family bathroom with modern suite completes the first floor accommodation.

To the front of the property there is off street parking and to the rear the garden extends to more than 40' and is mainly laid to lawn with patio area.



Orchard Grove is convenient for access to local amenities and transport links. Gerrards Cross is less than 1.5 mile from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles), Chalfont & Latimer (within 6 miles) and Gerrards Cross station is a 20 minute level walk away from the property. All tube stations are all easily accessible.

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. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby.

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



Important Notice

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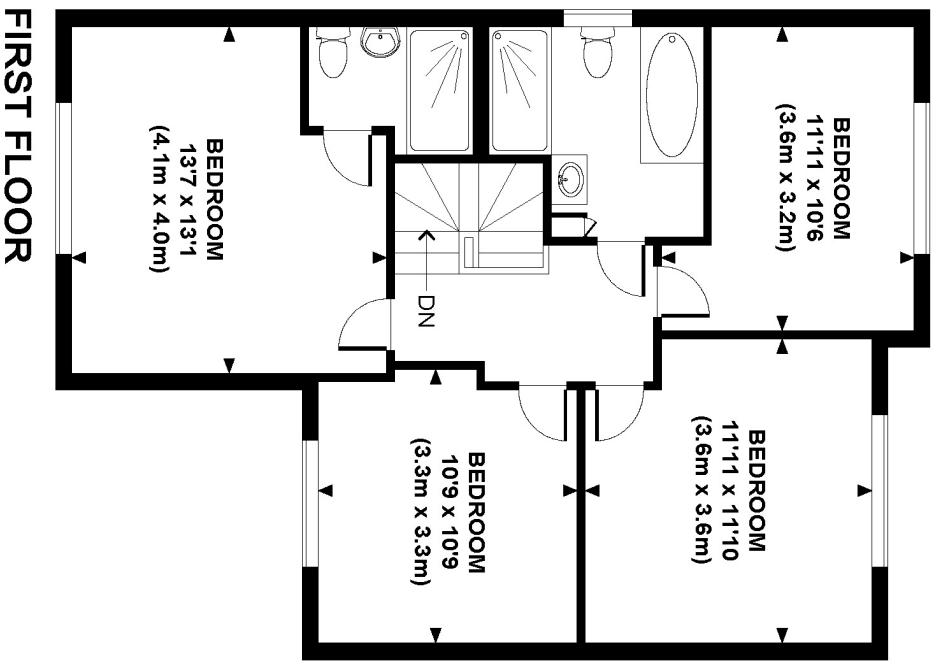
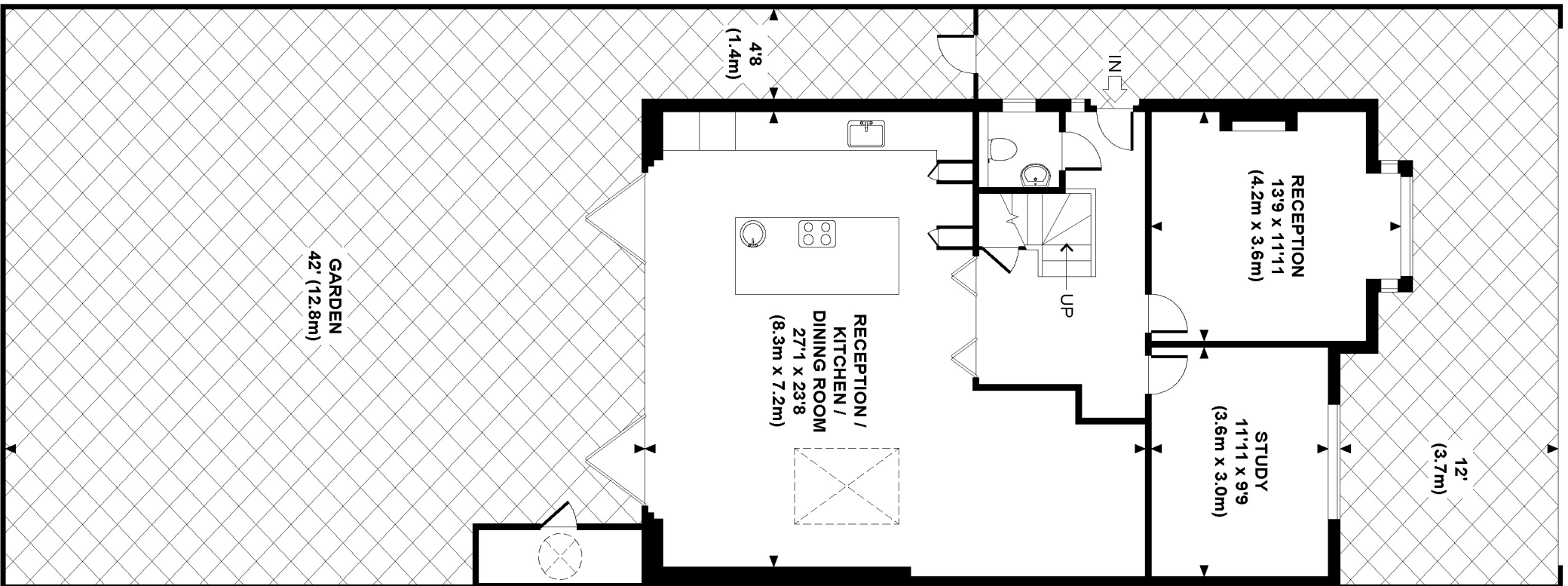
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Orchard Grove, SL9



GARDEN
42' (12.8m)

48'
(14.4m)

12'
(3.7m)

RECEPTION
13'9" x 11'11"
(4.2m x 3.6m)

STUDY
11'11" x 9'9"
(3.6m x 3.0m)

**RECEPTION /
KITCHEN /
DINING ROOM**
27'1" x 23'8"
(8.3m x 7.2m)

BEDROOM
11'11" x 10'6"
(3.6m x 3.2m)

BEDROOM
11'11" x 11'10"
(3.6m x 3.6m)

BEDROOM
10'9" x 10'9"
(3.3m x 3.3m)

BEDROOM
13'7" x 13'1"
(4.1m x 4.0m)

FIRST FLOOR

GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA 1676 SQ FT / 155.8 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.