

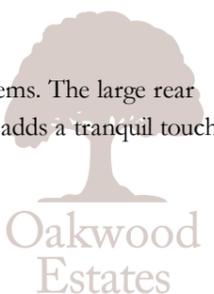
This beautifully positioned property is located close to the heart of Chalfont St Peter. Upon entering, you are welcomed by grand marble floors and underfloor heating throughout the ground floor, creating a luxurious yet warm atmosphere. To the right of the hallway, you'll find a spacious dining room with views over the front of the property. The large kitchen diner is a standout feature, fully equipped with integrated Neff appliances, including two ovens, a microwave, coffee machine, wine cooler, and a 5-ring induction hob. Finished with sleek granite worktops, the kitchen is perfect for family meals and entertaining. Bi-fold doors at the rear flood the room with natural light and offer a seamless transition to the garden. A modern W/C and utility room complete the ground floor layout.

Upstairs, the master suite offers a generous double bedroom with an ensuite featuring a rainfall shower. Bedroom two is another double with rear garden views and its own ensuite. Bedroom three, a spacious double with rear-facing views, benefits from Jack and Jill access to the family bathroom, which includes a shower, bath, toilet, and basin. A single bedroom and family bathroom complete this level.

On the second floor, velux windows flood the space with natural light. This level offers a double bedroom with rear views and ample eaves storage. Additional eaves storage in the adjoining room provides further storage space. Every room in the property is equipped with CAT5 cabling, ensuring high-speed connectivity throughout.

Externally, the property offers parking for up to 4 cars and is equipped with modern CCTV and security systems. The large rear patio is perfect for entertaining, while the laid lawn creates a peaceful atmosphere. A beautiful feature waterfall adds a tranquil touch to the garden, making it the ideal space to relax or enjoy outdoor gatherings

There is no onward chain allowing for the possibility of a quick sale.



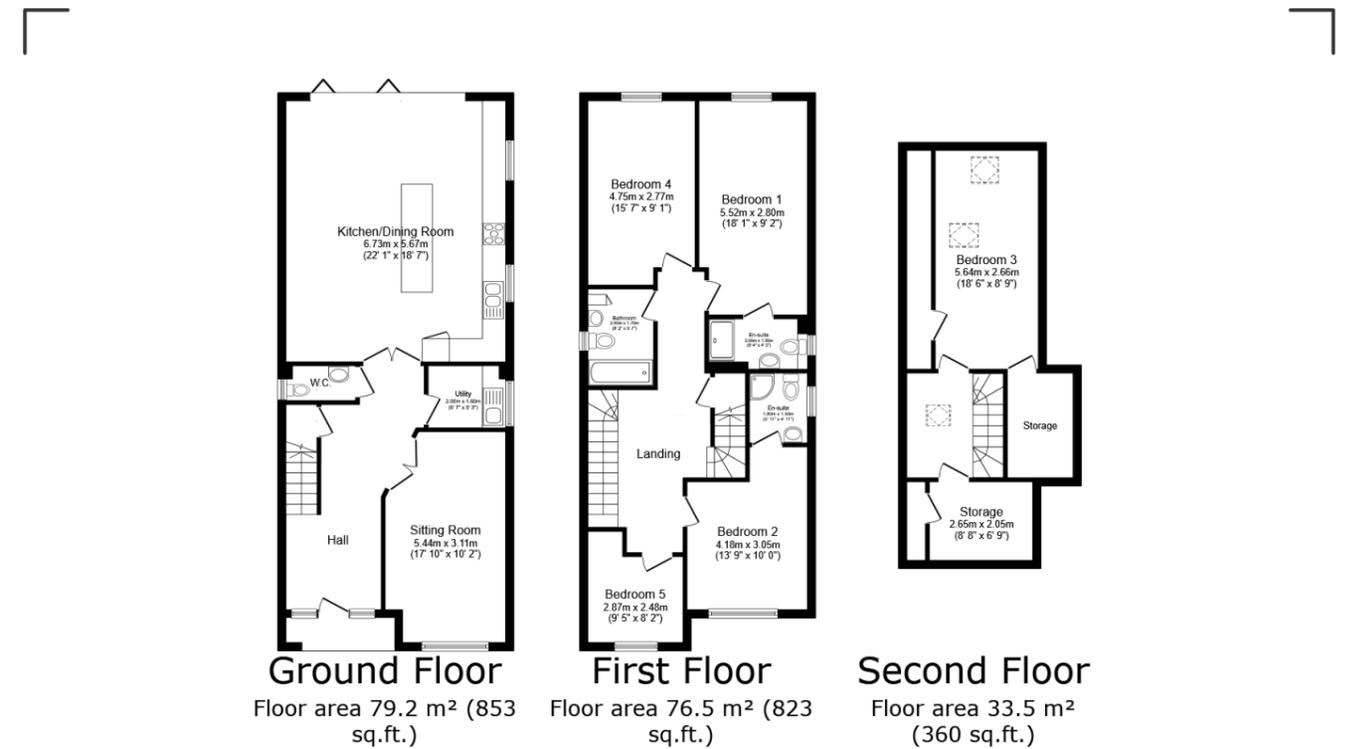
Property Information

-  FIVE BED DETACHED HOUSE
-  DRIVEWAY PARKING FOR 4 CARS
-  BI-FOLD DOORS LEADING TO LANDSCAPED GARDEN
-  EPC- B
-  8 YEAR BUILDING WARRANTY

-  RECENTLY RENOVATED
-  HIGH SPEC AND MODERN DÉCOR THROUGHOUT
-  COUNCIL TAX BAND- G
-  2036 SQ FT
-  NO CHAIN

					
x5	x2	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Ground Floor
Floor area 79.2 m² (853 sq.ft.)

First Floor
Floor area 76.5 m² (823 sq.ft.)

Second Floor
Floor area 33.5 m² (360 sq.ft.)

TOTAL: 189.2 m² (2,036 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



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

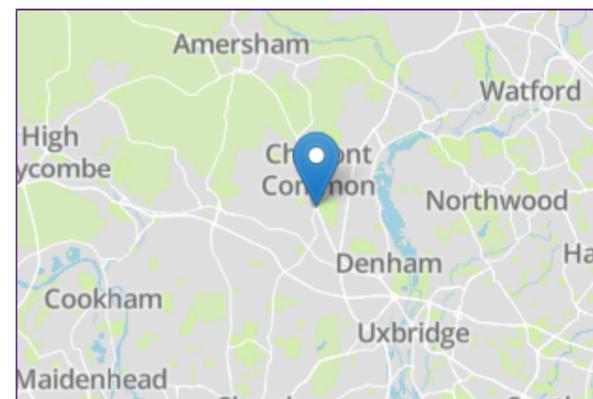
Some of the local schools include

- The Gerrards Cross CofE School
- Dr Challoner's Grammar School
- Beaconsfield High School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's
- Chalfont Community Collage
- 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	