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SPECIALISTS IN PROPERTY



30 The Paddock, Chalfont St Peter, Buckinghamshire. SL9 0JQ.

£975,000 Freehold

This stunning four double bedroom detached house is situated in a highly sought after residential location on the Chalfont Common side of the Village and enjoys fantastic views over the Misbourne Valley. The property has been extensively refurbished to a high standard by the present owners and offers excellent accommodation with the scope for extension, subject to the usual planning permission. There is a superb open plan living room/fitted kitchen/dining room overlooking the South facing rear garden, with double doors plus bifold doors providing an abundance of light to the room. The kitchen area is fitted with an extensive range of fitted units, including Quooker hot tap, plus an island unit/breakfast bar, creating a real hub to the home. Additionally there is a separate sitting room which overlooks the front of the property, plus the garage has been part covered to provide a utility room. There is planning permission granted to convert the front storage section of the garage into a study with front aspect window, plus planning permission granted to create an ensuite to bedroom four with a new side aspect Velux window. The impressive entrance hall, which is particularly spacious, and the ground floor cloakroom/wc completes the ground floor accommodation.

Moving to the first floor there is a spacious landing, four excellent size double bedrooms and the family bathroom, which has been refitted with a modern suite including a bath and separate shower cubicle.

To the front of the property there is an excellent frontage mainly laid to lawn with mature shrubs, plus off street parking on the driveway leading to the garage storage.

The private rear garden is mainly laid to lawn with a large



paved terrace providing lots of space for table, chairs and entertaining. There is also an additional seating area at the end of the garden with a pergola and paved patio.

The property is located within easy access of Robertswood School and Chalfont St Peter Academy. Numerous countryside walks and public footpaths are close by, plus the M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 2.5 miles away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Chalfont & Latimer (within 4.5 miles) and Amersham (approx. 5.5 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is 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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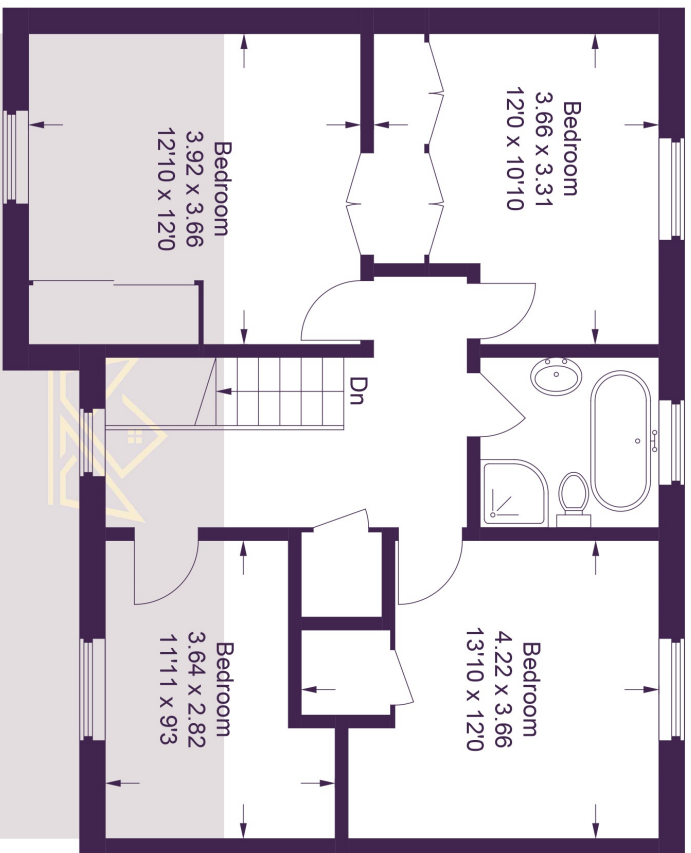
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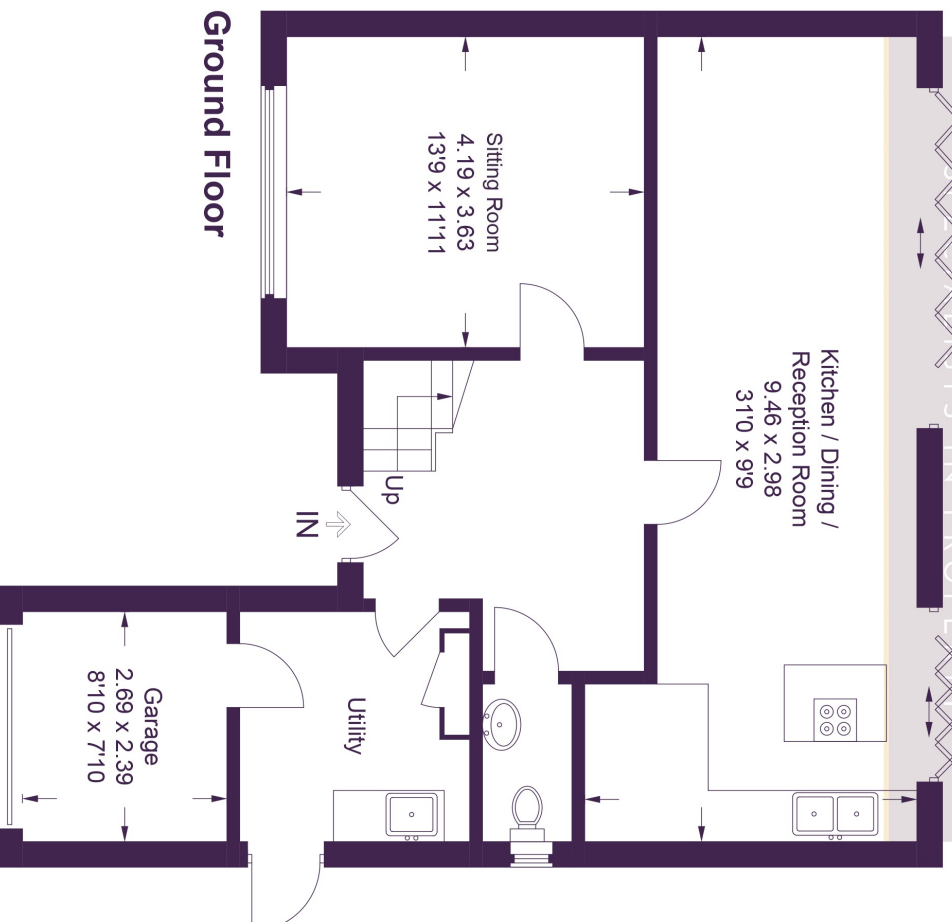
30 The Paddock



Approximate Gross Internal Area
Ground Floor = 76.7 sq m / 825 sq ft
(Including Garage)
First Floor = 64.7 sq m / 696 sq ft
Total = 141.4 sq m / 1,521 sq ft



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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.