

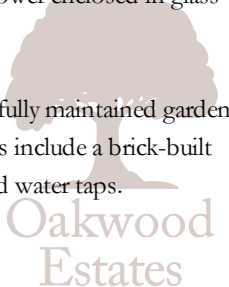
The house welcomes you through a charming entrance porch, leading to a spacious hallway featuring elegant wooden flooring that flows through much of the ground floor. This inviting area includes a radiator within a stylish cover and stairs to the first floor, complete with a generous understairs storage cupboard. A convenient downstairs cloakroom offers a white suite with a WC, a bowl-style hand basin with a mixer tap, and a tiled splashback.

The expansive lounge, accessed via double doors from the hallway, boasts two sets of double doors that open onto the terrace and garden, enhancing the natural light. The room is well-appointed with radiators and a coved ceiling, providing a cozy atmosphere. Additionally there is a versatile family room or ground-floor bedroom with lovely front views. The utility room features ample storage cupboards, one of which houses the gas-fired central heating boiler. This space could easily serve as a study or additional reception area. In the kitchen, you'll find a stylish array of cream shaker-style units complemented by granite work surfaces, a Belfast sink, and a Belling Country Chef eight-burner cooker with twin ovens and grill, along with a matching granite splashback and hooded extractor. The kitchen also includes an integrated fridge and freezer, a tiled floor, and doors that lead to both the side and patio, with a distinct breakfast area providing space for a table and chairs, accompanied by a radiator.



Upstairs, the landing features a cupboard housing the hot water cylinder, with access to the roof space which is partially boarded. The first bedroom, located at the front, offers eaves storage and a shower room complete with a corner shower, WC, hand basin with a mixer tap, and a Velux window. The two remaining bedrooms are both doubles with eaves storage and views overlooking the rear garden. The family bathroom is elegantly designed with a white suite that includes a corner bath, WC, hand basin with a tiled splashback, and a Tritan shower enclosed in glass and tile. It also features a shaver point, a radiator/heated towel rail, and a Velux window.

Outside, the rear of the property features a spacious paved patio bordered by dwarf brick walling, leading down to a beautifully maintained garden that is primarily laid to lawn and adorned with various plants, shrubs, and mature hedging. Additional outdoor amenities include a brick-built shed with an up-and-over garage door, a timber garden shed, gated side access, outdoor lighting, and power and water taps.



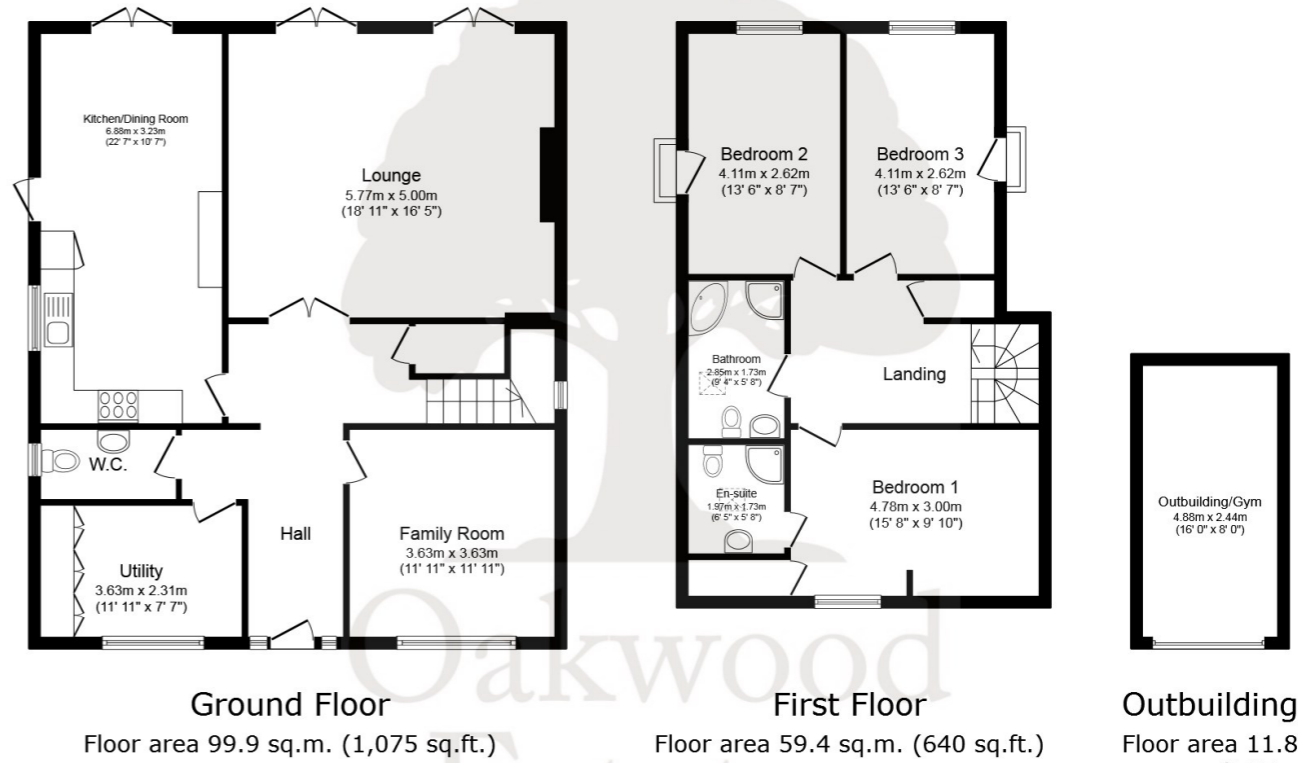


# Property Information

-  4 BEDROOM DETACHED HOUSE
-  CIRCA 120 FT GARDEN
-  POTENTIAL TO EXTEND (STPP)
-  COUNCIL TAX BAND- F
-  NO CHAIN
-  2 RECEPTION ROOMS
-  DRIVE WAY PARKING
-  DCGS CATCHMENT AREA
-  EPC- D
-  1842 SQ FT

					
x4	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



TOTAL: 171.2 sq.m. (1,842 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

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, where locals can indulge in retail therapy or savour delicious meals. 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.

## Local Schools

Buckinghamshire is well renowned for its schools and is one of the last counties to still offer Grammar School Education. Some of the local schools include

- Chalfont St Peter Infant School
- Chalfont St Peter CofE Academy
- 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.

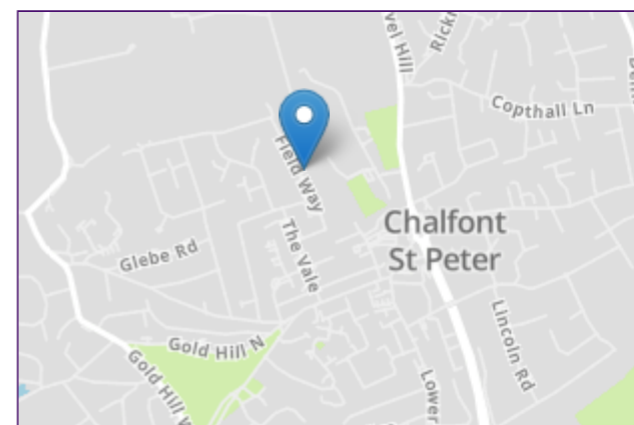
## Transport Links

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.

**Council Tax**  
Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	