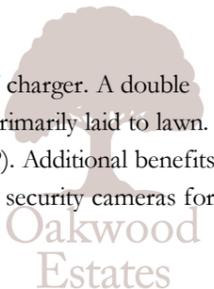


The property is situated on a quiet road close to local amenities in both Chalfont St Peter and Gerrards Cross. When you enter the property, to your left you will find the spacious reception room. This space features a large front-aspect picture window and a working gas fireplace, creating a warm and inviting focal point. Internal French doors lead through to the dining room, offering the flexibility to create either an open-plan flow or a more formal, separate setting. The dining room itself benefits from French doors opening directly onto the rear patio, providing seamless indoor-outdoor living. The heart of the home is the impressive open-plan kitchen/dining area. The kitchen is fitted with granite work surfaces, a Range Master cooker, an integrated Bosch microwave and an American-style fridge freezer, and further benefits from underfloor heating. The adjoining garden room/dining space is beautifully bright, enhanced by dual-aspect windows and a large Velux window that floods the room with natural light. Leading off the kitchen is a separate utility room with an additional sink and ample storage. Beyond this, a generous study offers excellent versatility, ideal as a home office, playroom or snug. A convenient ground floor W/C completes this level.

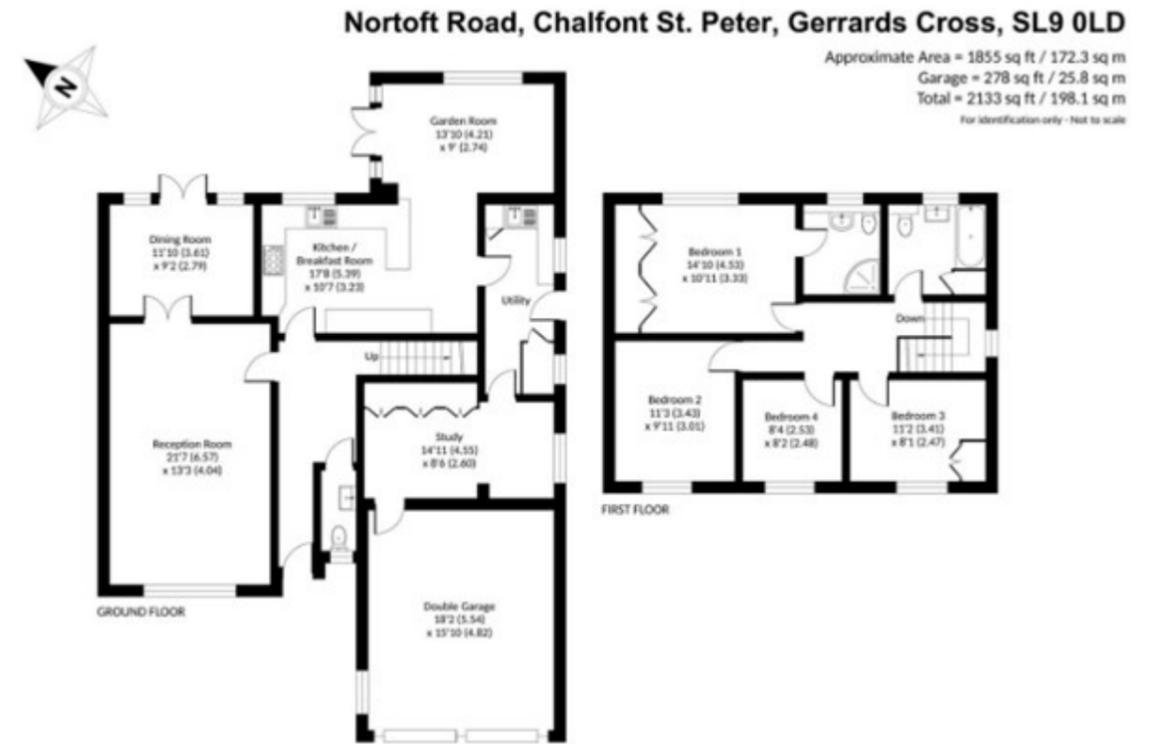
Upstairs, the principal bedroom enjoys a peaceful rear aspect overlooking the garden and features integrated storage along with a modern en-suite shower room fitted with a rainfall shower head. Bedroom two is a spacious double with integrated storage and a front-facing picture window. Bedroom three is another well-proportioned double, also benefiting from a bright front aspect. Bedroom four is a comfortable single room with a front-facing picture window, perfectly suited as a nursery, guest bedroom or additional home office. The family bathroom comprises a bath with shower fitting.

Externally, the property offers driveway parking for up to four vehicles and is equipped with an Octopus EV charger. A double garage with newly installed roller doors provides further secure parking or storage. The garden is private and primarily laid to lawn. The loft is partially boarded and offers excellent potential for conversion, subject to planning permission (STPP). Additional benefits include triple glazing with acoustic glass for enhanced energy efficiency and sound insulation, as well as external security cameras for added peace of mind.



-  **DETACHED 4 BEDROOM FAMILY HOME**
-  **2133 SQFT**
-  **POTENTIAL FOR A LOFT CONVERSION (STPP)**
-  **EPC - C**
-  **TWO BATHROOMS - PRINCIPAL EN-SUITE**
-  **GRAMMAR SCHOOL CATCHMENT AREA**
-  **DRIVEWAY PARKING & DOUBLE GARAGE**
-  **COUNCIL TAX BAND - G**

					
x4	x3	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Local Area

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 25 miles west of London. The village has a charming and picturesque setting, with a mix of historic buildings and modern amenities. It is known for its beautiful countryside, including nearby Chiltern Hills, which provide opportunities for outdoor activities such as walking and cycling. Chalfont St Peter has a range of shops, restaurants, and pubs, offering a variety of amenities for residents and visitors. The village also has several schools and community facilities, making it an attractive place to live.

Transport

The village is served by Chalfont & Latimer railway station and Gerrards Cross railway station, which provides regular train services to London and other destinations. It is part of the Metropolitan Line and the Chiltern Main Line, offering convenient connections to London Underground and national rail networks. Additionally, there are several bus routes that pass through the village, connecting it to neighbouring areas and towns. For those traveling by car, Chalfont St Peter is located near major roadways such as the A413 and M40, providing easy access to the wider road network.

Local Schools

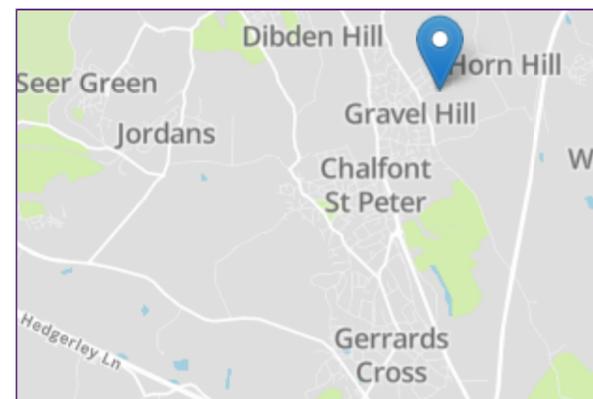
Chalfont St Peter and Gerrards Cross are home/catchments to several excellent schools, offering a range of educational options for children of all ages. So of the schools include:

- Dr Challoner's High School
- Dr Challoner's Grammar School
- Chesham Grammar School
- Robertswood School
- Chalfont St Peter CofE Academy
- The Chalfonts Community College
- St Mary's School
- Thorpe House School
- Gayhurst School

It is always recommended that you conduct your own research on schooling to ensure your child is eligible to attend the educational institution of choice.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(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			