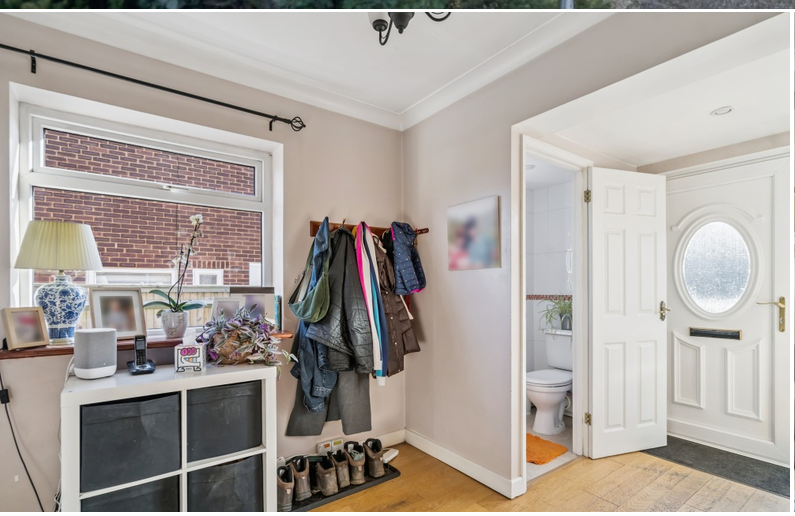
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Pond Lane

Chalfont St Peter, Buckinghamshire, SL9 9HZ



£685,000 Freehold

A well presented semi-detached house, tucked away in a quiet residential cul-de-sac on the Gold Hill Common side of the village, close to open countryside with the Chalfont's Community College and Leisure Centre just a few minutes' walk away, as is the village centre with it's excellent selection of amenities. .The property has been extended and the accommodation on the ground floor comprises entrance hall, cloakroom, sitting room, dining room, family room and kitchen/ breakfast room. On the first floor there are four bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking and a good size rear garden. Gerrards Cross mainline station to Marylebone is ten minutes drive away providing direct access to London.

Entrance Hall

Modern UPVC front door with oval opaque double glazed glass inset with a further opaque double glazed window over looking front aspect. .Wood veneer flooring. Coved ceiling. Down lighter. Stairs leading to first floor and landing. Double glazed window over looking side aspect.

Cloakroom

Fully tiled with a suite incorporating w.c and corner wash hand basin. Down lighter. Opaque double glazed window over looking side aspect.

Sitting Room

12' 8" x 11' 1" (3.86m x 3.38m) Feature double glazed bay window over looking front aspect. Adam style fireplace with wooden mantle and marble inset and hearth with gas coal effect fire. Wood veneer flooring. Coved ceiling. Three wall light points. Double casement doors with clear glass insets leading to:

Dining/ Family Room

22' 5" x 9' 1" (6.83m x 2.77m) Wood veneer flooring. Four wall light points. Sliding double glazed doors leading to rear garden. Door to:

Kitchen

22' 4" x 9' 0" (6.81m x 2.74m) Well fitted with wooden wall and base units. Granite effect worksurfaces with tiled splashbacks. One and a half bowl sink unit with waste disposal unit, mixer tap and drainer. Plumbed for washing machine. Space for American style fridge/ freezer. Space for Rangemaster cooker. Extractor hood. Plumbed for dishwasher. Space and vented for a dryer Small breakfast counter. Tiled floor. Down lighters. Double glazed window over looking rear aspect. Casement door with opaque double glazed glass inset leading to side.

First Floor

Landing

Half galleried with access to part boarded and insulated loft. with pull down ladder.

Bedroom 1

12' 7" x 11' 7" (3.84m x 3.53m) Down lighters. Coved ceiling. Two radiators. Double glazed windows over looking rear aspect.

Bedroom 2

13' 4" x 10' 10" (4.06m x 3.30m) Coved ceiling. Radiator. Feature double glazed bay window over looking front aspect.

Bedroom 3

10' 4" x 9' 4" (3.15m x 2.84m) Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Bedroom 4

8' 8" x 8' 0" (2.64m x 2.44m) Coved ceiling. Radiator. Double glazed window over looking front aspect.

Bathroom

Majority tiled with a suite incorporating corner bath with mixer tap and shower attachment, wash hand basin with mixer tap, w.c and walk in shower. Expel air. Downlighters. Coved ceiling. Tiled floor. Heated towel rail. Opaque double glazed window over looking side aspect.

Outside

To The Front

Shingle driveway providing off street parking for several cars. Wooden fence and hedge boundaries. Outside light point.

To The Rear

Circa 70' garden mainly laid to lawn with wooden fence and brick wall boundaries. Paved patio. Two wooden garden sheds. Outside light point. Outside tap point. Outside electrical point. Driveway access to the side with double wooden gates.







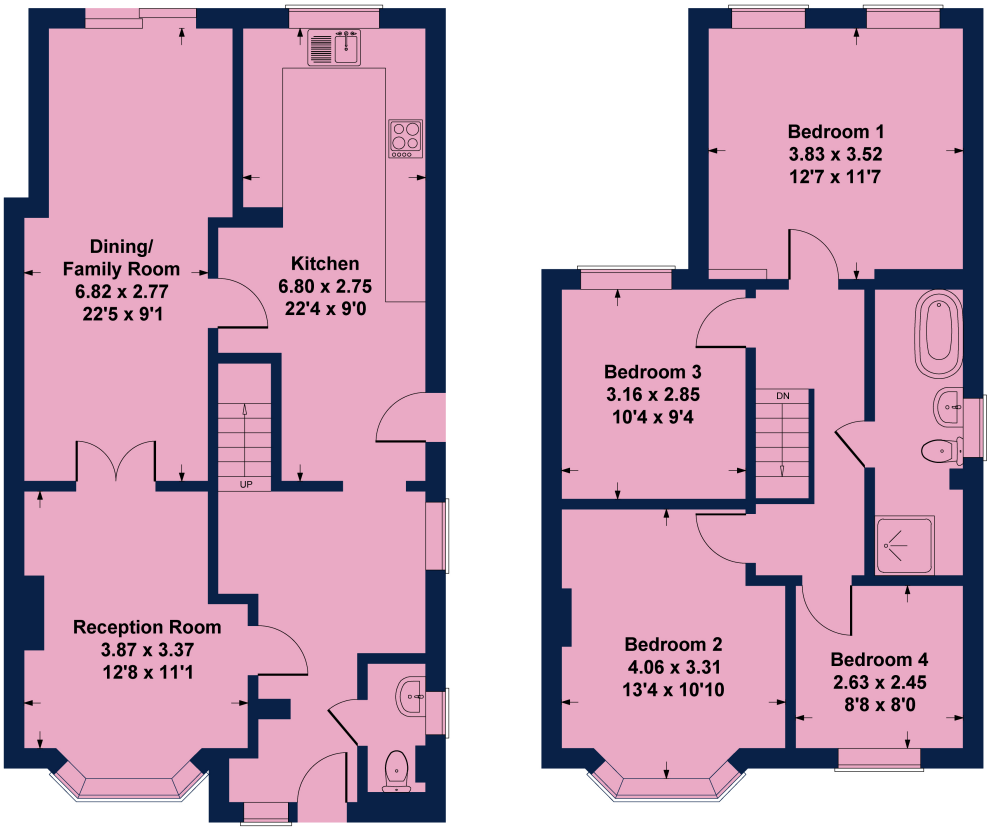






16 Pond Lane CSP

Approximate Gross Internal Area
Ground Floor = 67.6 sq m / 728 sq ft
First Floor = 57.5 sq m / 619 sq ft
Total = 125.1 sq m / 1347 sq ft



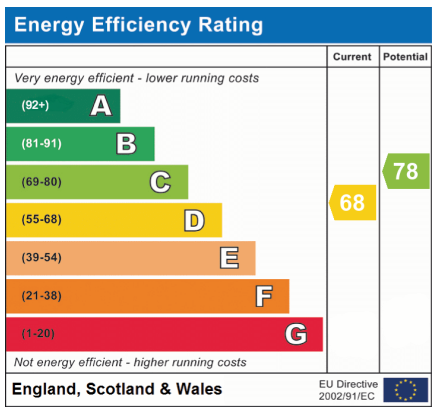
Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026

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