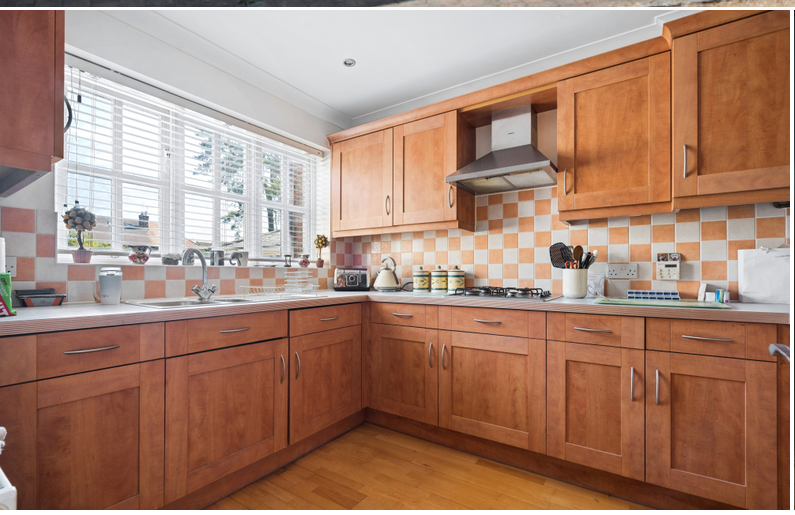
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Grove Lane

Chalfont St Peter, Buckinghamshire, SL9 9LB



£695,000 Freehold

A handsome "brick & flint" semi detached house situated just off Gold Hill Common within easy walking distance of the village centre with all its amenities and excellent schools.Presented in excellent order throughout the accommodation on the ground floor comprises entrance hall, cloakroom, lounge/ dining room, kitchen and conservatory. On the first floor there are three double bedrooms, master with en suite shower room and a family bathroom. Further features include gas central heating, double glazing, off street parking for three cars , garage (easily converted into further living accommodation, subject to the usual planning permissions) and a south westerly facing rear garden. Local transport networks, M40 and M4 motorways are easily accessible. Gerrards Cross mainline train station is circa two miles away, providing access to Marlybone Station in less than 20 minutes, plus a link to the tube network.

Entrance Hall

Wooden front door with opaque glass insets. Wooden flooring. Under stairs cupboard. Ornate coving. Wall thermostat for central heating. Wall mounted burglar alarm console. Radiator. Return staircase leading to first floor and landing. Door leading into garage.

Cloakroom

Majority tiled with a white suite incorporating w.c and wash hand basin set into tiled shelf with cupboard under. Fitted mirror. Coved ceiling. Wood flooring. Down lighters. Expel air.

Living Room

17' 3" x 14' 1" (5.26m x 4.29m) "L" shaped with a feature Adam style fireplace with wooden mantle, granite inset and hearth and coal effect gas fire. Wooden flooring. Ornate coved ceiling. Two radiators. Double glazed window over looking rear aspect. Double casement doors with double glazed glass insets leading to:

Conservatory

13' 4" x 9' 0" (4.06m x 2.74m) Part brick built with wooden flooring. Fitted electric Dimplex heating. Double casement doors with double glazed glass insets leading to rear garden.

Kitchen

10' 5" x 8' 1" (3.17m x 2.46m) Well fitted with wall and base units. Worksurfaces with tiled splashbacks and hidden lighting. One and a half bowl stainless steel sink unit with mixer tap and drainer. Double glazed window over looking front aspect. Four ring gas hob with expel air over. Fitted oven and gill. Fitted dishwasher. Fitted fridge/ freezer. Plumbed for washing machine. Down lighters.

First Floor

Landing

Ornate coved ceiling. Access to insulated and part boarded attic with pull down ladder.

Bedroom 1

14' 2" x 8' 8" (4.32m x 2.64m) Double built in wardrobe. Coved ceiling. Radiator. Double glazed window over looking rear aspect. Door to:

En Suite Shower Room

Majority tiled with a white suite incorporating a double width walk in shower, w.c with mixer tap and wash hand basin. Fitted mirror. Shaver's point. Tiled floor. Down lighters. Expel air. Heated towel rail. Opaque double glazed window over looking rear aspect.

Bedroom 2

9' 0" x 8' 8" (2.74m x 2.64m) Coved ceiling. Radiator. Double glazed window over looking front aspect.

Bedroom 3

9' 5" x 8' 3" (2.87m x 2.51m) Coved ceiling. Radiator. Double glazed window over looking front aspect.

Bathroom

Majority tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c with mixer tap and wash hand basin with mixer tap. Fitted mirror. Shaver's point. Tiled floor. Down lighters. Expel air. Coved ceiling. Heated towel rail. Airing cupboard housing the Mega Flow cylinder. Opaque double glazed window over looking side aspect.

Outside

Garage

15' 11" x 8' 9" (4.85m x 2.67m) Light and power. Vaulted ceiling with wooden beams. Double glazed window over looking side aspect. Up and over metal door.

To The Front

Brick paviour and shingle driveway providing off street parking for two cars. Outside light point. Outside tap.

To The Rear

South westerly facing garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Wooden garden shed. Pedestrian side access with wooden gate.





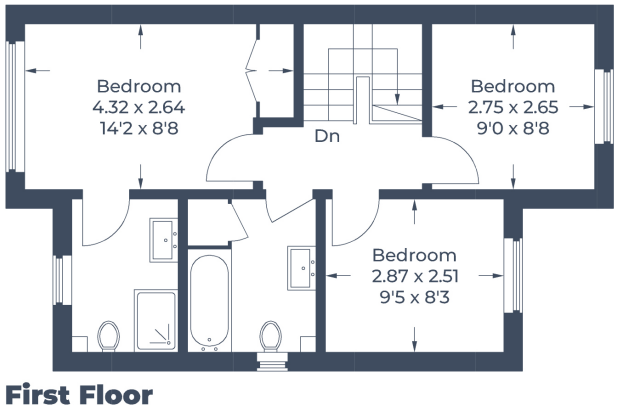




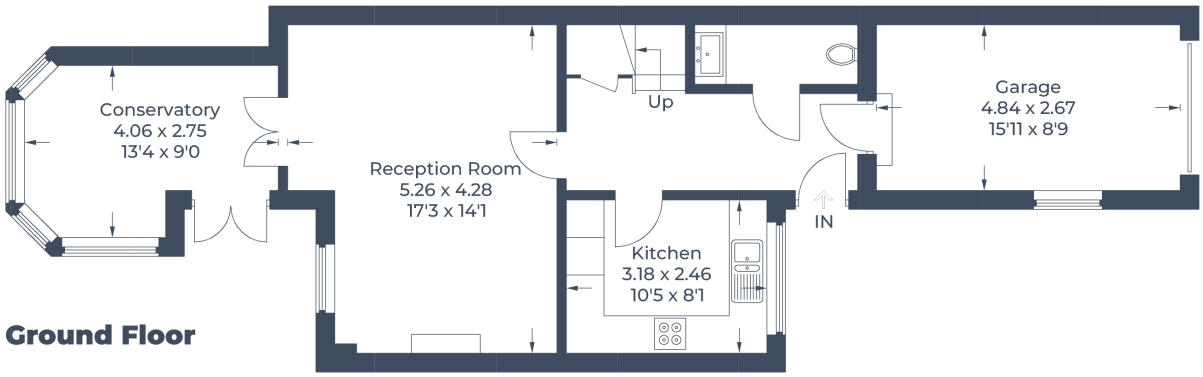




Approximate Gross Internal Area
Ground Floor = 65.8 sq m / 708 sq ft (Including Garage)
First Floor = 42 sq m / 452 sq ft
Total = 107.8 sq m / 1,160 sq ft



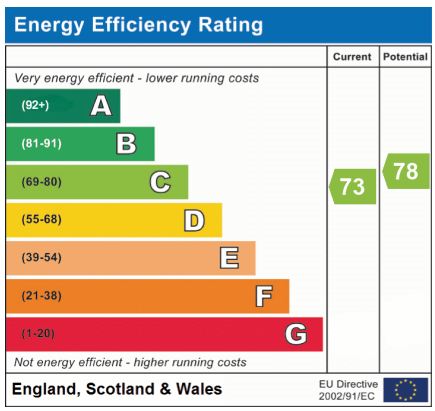
First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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