



This extensively renovated three-bedroom detached residence, upgraded by its current owners, offers versatile and high-quality living spaces. The property boasts a well-appointed kitchen/dining room that seamlessly connects to the garden, linking to a family room featuring double doors leading to the garden and a lantern window that floods the space with natural light. An adjacent utility room, equipped with integrated appliances and plumbing for a washing machine, complements the family room. The front of the house hosts a spacious living room with dual-aspect double glazed windows. Completing the ground floor is an expansive hallway with fitted storage, cloakroom/wc, and convenient understairs storage.

Ascending to the first floor, you'll find three generously sized bedrooms and a modern, refurbished bathroom complete with a corner bath and a separate shower cubicle. The property is equipped with double glazed windows, gas central heating facilitated by a new boiler, a Megaflow system, and a water softener.

At the front, a block-paved driveway provides off-street parking for a minimum of two cars, surrounded by flower and shrub borders. The rear of the property features a predominantly lawned garden with a patio area.

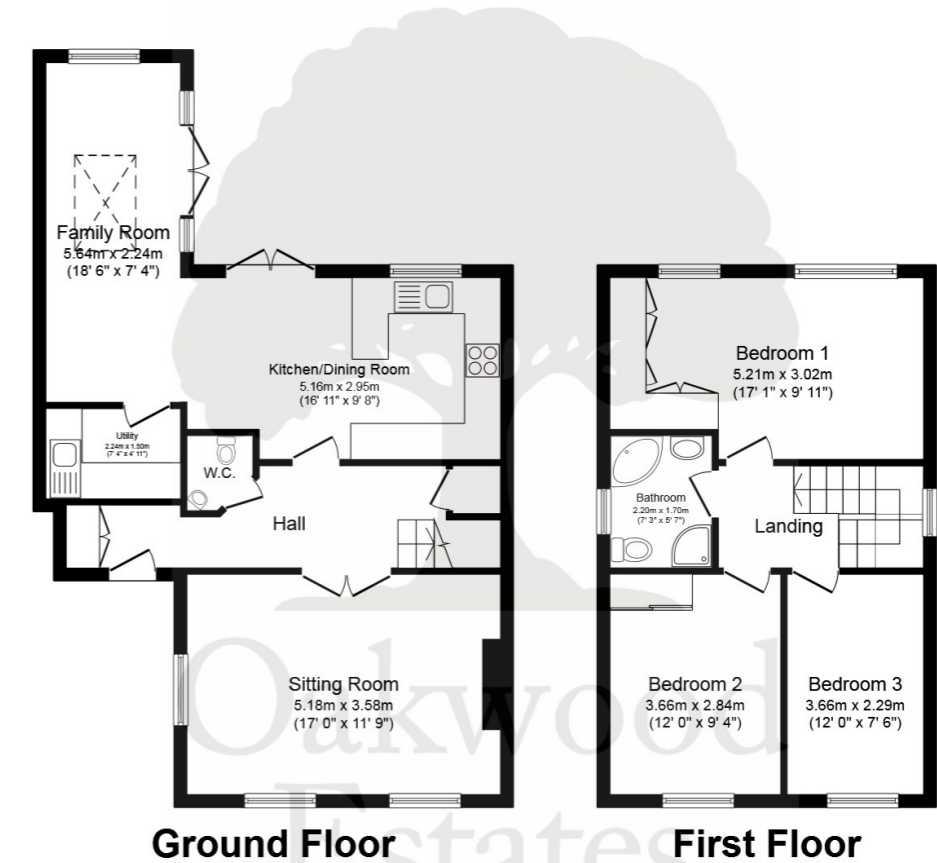


Property Information

-  3 BEDROOM DETACHED HOUSE
-  OPEN PLAN KITCHEN/DINER
-  PARKING FOR 2 CARS
-  DR CHALLONER'S CATCHMENT AREA
-  COUNCIL TAX BAND- F
-  CUL-DE SAC LOCATION
-  PRIVATE GARDEN
-  UTILITY ROOM
-  EPC- C
-  1165 SQ FT

					
x3	x2	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area 108.3 sq.m. (1,165 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

Nestled within the charming village of Chalfont St. Peter, the estate enjoys a picturesque setting in the heart of Buckinghamshire, England. The village itself exudes a traditional English charm with its historic buildings, quaint shops, and tree-lined streets.

Surrounded by lush greenery and open countryside, the area is known for its natural beauty. Residents can take advantage of the numerous parks, nature reserves, and walking trails nearby, making it an ideal location for outdoor enthusiasts and those who appreciate a tranquil setting. Chiltern Open Air Museum and Colne Valley Regional Park are just a short distance away, offering opportunities for leisurely strolls, picnics, and wildlife spotting.

Local Schools

Some of the local schools are the following:

- Chalfont St. Peter Church of England Academy
- Chalfont St. Giles Infant School
- Chalfont St. Giles Junior School
- Robertswood Church of England Primary School
- Dr Challoner's Grammar School
- The Chalfonts Community College

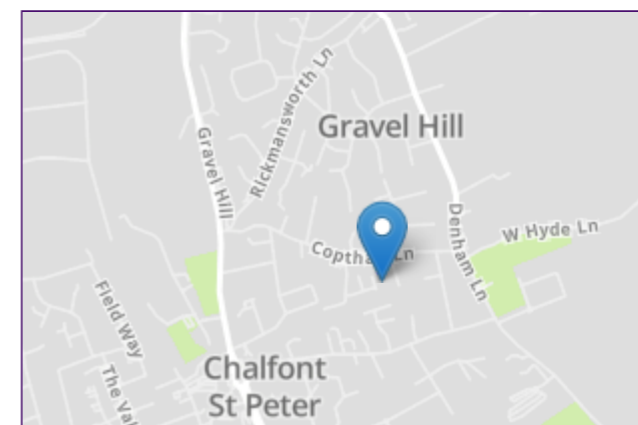
- Gayhurst School
- Maltmans Green
- St Mary's School
- Thorpe House School

It's always recommended to conduct further research and contact the schools directly for more detailed information about their programs and admissions processes.

Transport

Road: The area benefits from excellent road connections. The nearby A413 road provides easy access to major road networks, including the A40 and M40, facilitating travel to nearby towns and cities such as Amersham, High Wycombe, and London. The M25 motorway is also within close proximity, allowing for convenient access to destinations further afield.

Train: Chalfont St. Peter and Gerrards Cross are the nearest train stations to the Chalfont Heights estate. Both stations offer regular train services to London, with direct trains to London Marylebone. This makes the area particularly attractive for commuters, providing a convenient and efficient route into the city for work.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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			