



MONUMENT LANE, CHALFONT ST PETER





3 MONUMENT LANE CHALFONT ST PETER SL9 0JB

A generously proportioned semi detached house with spacious Family Room and Kitchen-Dining Room.

SPACIOUS RECEPTION ROOMS
MODERNISED TO A HIGH STANDARD
WELL EQUIPPED KITCHEN-DINING ROOM
UTILITY ROOM & CLOAKROOM
PLANNING PERMISSION FOR ROOF CONVERSION
THREE BEDROOMS
PARKING FOR TWO CARS
EPC = TBC

THE PROPERTY

An enlarged semi detached house with separate Sitting Room and Family Room. Modernised and maintained to a high standard with a well equipped Kitchen-Dining Room, the property also benefits from a Utility Room and Cloakroom.

ACCOMMODATION

Covered entrance and door to Entrance Hall with a tiled floor, understairs cupboard, coat hanging area and wide opening to

Family Room wall light points

Sitting Room with fireplace surround

Kitchen-Dining Room well fitted with a modern range of floor and wall cupboards, quartz work surfaces, breakfast bar, induction hob, extractor, tiled walls and floor, integrated dishwasher, fridge and freezer, AEG double oven, pull out shelved unit, double doors to garden.

Utility Room with plumbing for washing machine and space for tumble dryer. Cupboard containing gas fired central heating boiler, wall cupboards, tiled walls and floor. Door to garden.

Cloakroom with low level WC, vanity unit, tiled floor, extractor.

On the first floor

Landing with access via a pull down ladder to loft space.
(Planning permission granted for conversion. Plans available for inspection.)

Bedroom 1 with a range of built-in wardrobes with sliding doors.

Bedroom 2 with a wardrobe cupboard.

Bedroom 3

Bathroom with modern suite of panel enclosed bath with shower handset, low level WC, shower

cubicle, vanity unit, tiled walls and floor, heated towel rail.

OUTSIDE

The front garden provides parking for two cars. There is an adjoining flower border.

To the rear, the garden is well enclosed by fencing on all sides and is approached by a wide paved terrace with alfresco dining area. There is a raised lawn, supported by railway sleepers and the garden enjoys a high degree of privacy.

Chalfont St Peter is a picturesque village with all the amenities required for day-to-day living.

There are Infant and Junior schools in the village. Robertswood School is less than three quarters of a mile from the property. Senior schools include the Chalfonts Community College, Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont.



GENERAL

Local Authority
Chiltern District Council

Services
Mains water, gas and electricity.

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