



GRAVEL HILL, CHALFONT ST PETER

COLMAN
&CO



1 DREADNOUGHT COTTAGES

GRAVEL HILL

CHALFONT ST PETER SL9 9QR

An Edwardian end of terrace cottage in an elevated position with gardens of good size and within a short walk of the village

CHARACTER COTTAGE
LARGE LIVING AREA
TWO DOUBLE BEDROOMS
FRONT, SIDE & REAR GARDENS
SHORT WALK TO VILLAGE CENTRE
FIRST FLOOR BATHROOM
UTILITY - CLOAKROOM
EPC = D

THE PROPERTY

A charming cottage with gardens to the front, side and rear. Attractively modernised with light, well-proportioned accommodation, the property is arranged with a spacious ground floor, two double bedrooms and a first floor bathroom.

ACCOMMODATION

Covered Entrance with door to

Sitting Room with a fireplace and cast iron surround, wood flooring, cupboard with meter and consumer unit, door to

Kitchen - Dining Room with double doors to the garden. Wood flooring and wall cupboards, drawers, electric double oven, gas hob, extractor fan, plumbing for dishwasher, integrated fridge-freezer, door to

Utility - Cloakroom with low level WC, hand basin, fitted cupboards, plumbing for washing machine, wall mounted gas fired central heating boiler.

On the first floor Landing

Bedroom 1 with built in wardrobe cupboard.

Bedroom 2 with fireplace surround.

Family Bathroom with a suite of panel enclosed bath, low level WC, hand basin and shower cubicle, tiled walls and floor.

OUTSIDE

There is a lay-by on Gravel Hill that provides parking.

Steps lead up to the front garden and further steps to the house. The property and gardens are very well screened from the road.

A pathway and gate lead to the side garden with terrace and shrubs with a path leading to the good sized rear garden measuring approximately 75 feet from the back of the house.
With a Summer House, with both light and power, at the bottom of the garden.

The gardens are planted with mature shrubs and flower beds.

Please note there is an infrequently used right of access in favour of neighbouring properties along the side of the property and path along the rear to houses in the terrace.

Chalfont St Peter is a vibrant village community with a strong local identity.

The busy shopping area provides a mix of High Street brands and independent shops for day-to-day requirements.

In addition to the new Hub centre for community events, there is also a wide range of leisure and sports clubs.

Gerrards Cross main line station offers a fast and frequent service to London Marylebone in under thirty minutes.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band: D

Services
Mains water, gas and electricity.

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