



AMERSHAM ROAD, CHALFONT ST PETER





HOLLY LODGE AMERSHAM ROAD CHALFONT ST PETER SL9 0NZ

A ground floor apartment, one of only two, within a detached character house with further self-contained accommodation.

CHARACTER PROPERTY
INDIVIDUAL GROUND FLOOR APARTMENT
LARGE ROOMS & VERSATILE LAYOUT
SELF-CONTAINED ACCOMMODATION
ATTRACTIVE GARDENS
AMPLE PARKING WITH AN IN/OUT DRIVE
POTENTIAL TO EXTEND & IMPROVE
EPC = D

THE PROPERTY

A comfortable well arranged ground floor apartment with excellent accommodation and separate self-contained accommodation with internal and external access.

Approached by a private drive and standing on high ground with views across the Misbourne valley.

ACCOMMODATION

Covered Entrance
Entrance Hall with marble floor, underfloor heating.

Living Room double aspect, storage cupboard.

Bedroom 1 double aspect, wardrobe cupboard with electric meter.

Inner Hall cupboard with plumbing for washing machine.

Bathroom panel enclosed bath with shower above, pedestal basin, low level WC, tiled walls and floor.
Cupboard containing gas fired central heating boiler.

Kitchen - Dining Room with bay window and views across the Misbourne valley. Open fireplace, gas point, range of fitted cupboards and drawers, gas hob, double oven, integrated dishwasher, double doors to terrace and garden.

Self-Contained Accommodation with connecting door from the main residence and external entrance from the conservatory:

Kitchen area with sink, plumbing for washing machine, sliding door to terrace.

Bedroom 3

En suite Shower Room with shower cubicle, low level WC, tiled walls and floor.

Bedroom 2 with sink unit, plumbing for washing machine, hot water heater, tiled floor.

Shower Room with shower cubicle, low level WC, hand basin, tiled floor.

OUTSIDE

Garage. In and out driveway. South East facing garden with trees and shrubs. Steps to the front with a pathway, large side terrace, steps to the lawn.

Summer house.

LEASEHOLD: 1000 years from 1998. Approximately 974 years remaining. Peppercorn Ground Rent.

Chalfont St Peter is a vibrant village community with a strong local identity and under about 3/4 of a mile from the property. 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.

SCHOOLS: Within catchment for Robertswood School in Chalfont St Peter, Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls in Little Chalfont.

Gerrards Cross main line station offers a fast and frequent service to London Marylebone in under thirty minutes. The property is very close to bus stops for local services to Amersham, High Wycombe, Uxbridge and Slough.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band D

Services

Mains water, gas and electricity.

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