



RICKMANSWORTH LANE, CHALFONT ST PETER

COLMAN
&CO



39, RICKMANSWORTH LANE
CHALFONT ST PETER
SL9 0NA

A well proportioned family house with two good sized reception rooms, level garden and on-site parking for 3 to 4 cars.

EXCELLENT FAMILY HOME
4 BEDROOMS & 2 BATHROOMS
2 RECEPTION ROOMS
POTENTIAL TO EXTEND AND CONVERT GARAGE
PRIVATE LEVEL GARDEN
LARGE DRIVEWAY WITH PARKING FOR 4 CARS
CONVENIENT FOR ROBERTSWOOD SCHOOL
EPC = D

THE PROPERTY

A modern individual family home in a popular location, a short walk from a local convenience store and within easy reach of Robertswood School for children aged 3 to 11.

The property features a well fitted Kitchen - Breakfast Room, large Sitting Room, four Bedrooms and two Bathrooms.

ACCOMMODATION

Covered Entrance to Entrance Hall
Cloakroom with low level WC, hand basin, tiled walls and floor.

Sitting Room with feature fireplace and gas fire, sliding door to patio and garden, arch to Dining Room with wood flooring, door to terrace and garden.

Kitchen - Breakfast Room well fitted with a range of floor and wall cupboards, drawers, Rangemaster Gas cooker, extractor hood, space for American style fridge-freezer, tiled floor.

Cupboard containing gas fired central heating boiler, door to side.

On the first floor:

Landing with access via pull down ladder to roof space.

Bedroom 1 wide range of fitted wardrobe cupboards and drawers, built-in wardrobe cupboard, door to En Suite Bathroom with panel enclosed bath, shower handset, vanity basin, mirror, shelving and cupboard, low level WC, shower cubicle, heated towel rail, tiled walls and floor.

Bedroom 2

Bedroom 3 fitted wardrobe cupboard.

Bedroom 4 fitted book shelves.

Family Shower Room with low level WC, vanity basin, shower cubicle, heated towel rail, tiled walls and floor, heated linen cupboard.

OUTSIDE

Garage with automatic door, light and power. A paviour driveway provides access to the front with sparking space for several cars.

Screened from the lane by high hedging, there are shrubs and pathways on both sides of the house to the rear garden. The level garden is approached by a wide terrace with lawn beyond, bordered by flower beds and shrubs. Enclosed by fencing, there is a path to the front.

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.

SCHOOLS: 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.

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 G

Services

Mains water, gas and electricity.

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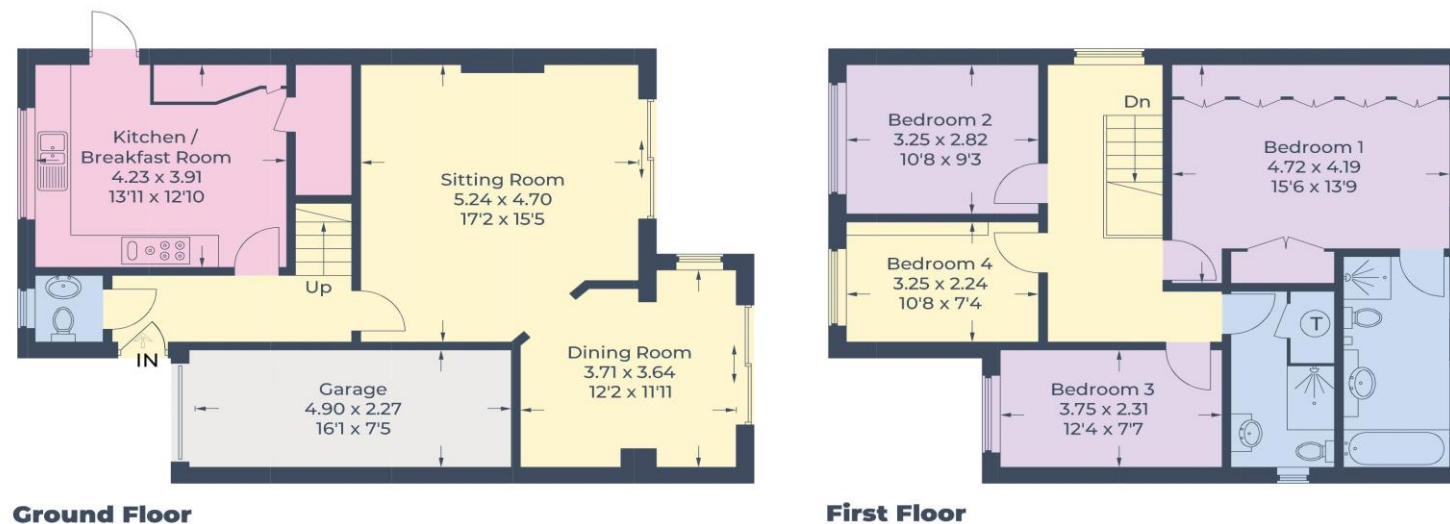


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COLMAN
& CO

3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

SALES 01494 871991

colmanand.co.uk

