



GREENBANK, 10 ELMS ROAD, CHALFONT ST PETER

COLMAN
&CO



GREENBANK, 10 ELMS ROAD CHALFONT ST PETER SL9 9QT

A single storey residence with considerable potential for extension and the creation of large first floor accommodation.

PLANNING & DEVELOPMENT POTENTIAL
LARGE GARDEN WITH WIDE FRONTAGE
SOUTH FACING REAR GARDEN
EXCELLENT LOCATION CLOSE TO VILLAGE CENTRE
PLOT IN EXCESS OF THIRD OF AN ACRE
QUIET ESTABLISHED ROAD
EPC : D

THE PROPERTY

A DEVELOPMENT OPPORTUNITY ON A 0.40 ACRE PLOT WITH POTENTIAL, SUBJECT TO PLANNING.

An older style bungalow built in the 1950's within large gardens in excess of one third of an acre.

There is space and potential for extension and the construction of an upper floor & roof to create a large family house on two or three floors, subject to planning consent.

ACCOMMODATION

Entrance Hall with wood block flooring, access to roof space via pull down ladder, door to Study with open fireplace and brick surround, wood block flooring.
Sitting - Dining Room with triple aspect, open fireplace with brick and tile surround, wood block flooring.
Kitchen-Breakfast Room with double doors to garden, heated linen cupboard.

Range of fitted cupboards and drawers, wall mounted gas fired central heating boiler.

Bedroom 1 with double aspect, wood block flooring.
Bedroom 2 with garden view, wood block floor beneath carpet.
Bedroom 3 with view of garden, wood block flooring.
Bathroom with tile enclosed bath, tiled walls, vanity basin. Separate WC with basin.

OUTSIDE

Garage with door to rear and Garden Room.

The property is approached by a tarmacadam driveway with parking to the front of the garage and bungalow.
Set well back in the garden there are grass verges on both sides of the driveway with a variety of shrubs and trees.
Backing South, the lovely rear garden has large areas of lawn, attractive wide terrace and stone retaining walls with steps and access to the lawn.

The garden is bordered by hedging on two sides with trees to the rear providing privacy.

In total the plot extends to approximately 0.40 of an acre with a frontage of about 95 feet by 190 feet deep. The rear garden is about 125 feet deep.

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. Senior schools include the Chalfonts Community College, 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.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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Approximate Gross Internal Area = 112.9 sq m / 1215 sq ft
Garage = 22.1 sq m / 238 sq ft
Total = 135.0 sq m / 1,453 sq ft
(Excluding Garden Room & Summer House)



Illustration for identification purposes only,
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