



LOVEL ROAD, CHALFONT ST PETER

COLMAN
&CO



34, LOVEL ROAD CHALFONT ST PETER SL9 9NN

An older style 4 bedroom semi-detached house extensively modernised and improved to a high standard.

4 BEDROOMS & 2 BATHROOMS
BEAUTIFULLY MODERNISED INTERIOR
STYLISH LUXURY KITCHEN
BI - FOLD DOORS TO GARDEN
ACCOMMODATION OVER THREE FLOORS
WELL ENCLOSED SOUTH - WEST FACING REAR
GARDEN
PARKING FOR TWO CARS
EPC = D

THE PROPERTY

A stunning four bedroom semi-detached house, impressively refurbished and modernised by the current Owners in recent times.

Stylish accommodation throughout , easily maintained garden and on-site parking.

ACCOMMODATION

The ground floor accommodation features a stylish living room, enhanced by custom-built storage cupboards and elegant backlit shelving.

The spacious entrance hall has a cloakroom with WC and hand basin.

A special feature is the modern fitted kitchen / dining room providing an extensive range of units complemented with quartz worktops, island unit, Neff cooking appliances and a wine chiller.

Bi-fold doors leading to a sunny, easily maintained and well enclosed, garden.

On the first floor
Two generous Double bedrooms each with built in storage and a Single bedroom.

Family bathroom with bath and separate shower cubicle.

The impressive second floor has a substantial Principal Suite benefitting from a Juliet balcony and a dressing area with built in wardrobes leading to a stylish en- suite shower room.

OUTSIDE

The front garden is bordered by a low brick wall, with hedge to one side. There is parking space for two cars, path and gate leading to the rear garden.

A full width terrace and step lead to an artificial lawn enclosed by hedging & fencing.

Lovel Road is ideally located in the village of Chalfont St. Peter with a good variety of local shops and facilities.

The larger town of Gerrards Cross is just over a mile away with more comprehensive facilities including an 'Everyman' cinema, supermarkets and a selection of cafes and restaurants.

Popular with commuters, communication links in the area are excellent; the M40 and M25 afford access to the M4, Heathrow and Gatwick airports and central London. Gerrards Cross station provides a fast and regular Chiltern train link with London Marylebone and the London Underground.

Buckinghamshire is renowned for its choice and standard of schooling, both state and public, including Chalfont St Peter Church of England Academy. The County is one of the last to maintain the traditional grammar school system, with Dr Challoner's Grammar School for boys (Amersham), Dr Challoner's High School for girls (Little Chalfont) and Beaconsfield High School for girls (Beaconsfield). Local



GENERAL

Local Authority
Chiltern District Council

Services
Mains water, gas and electricity.

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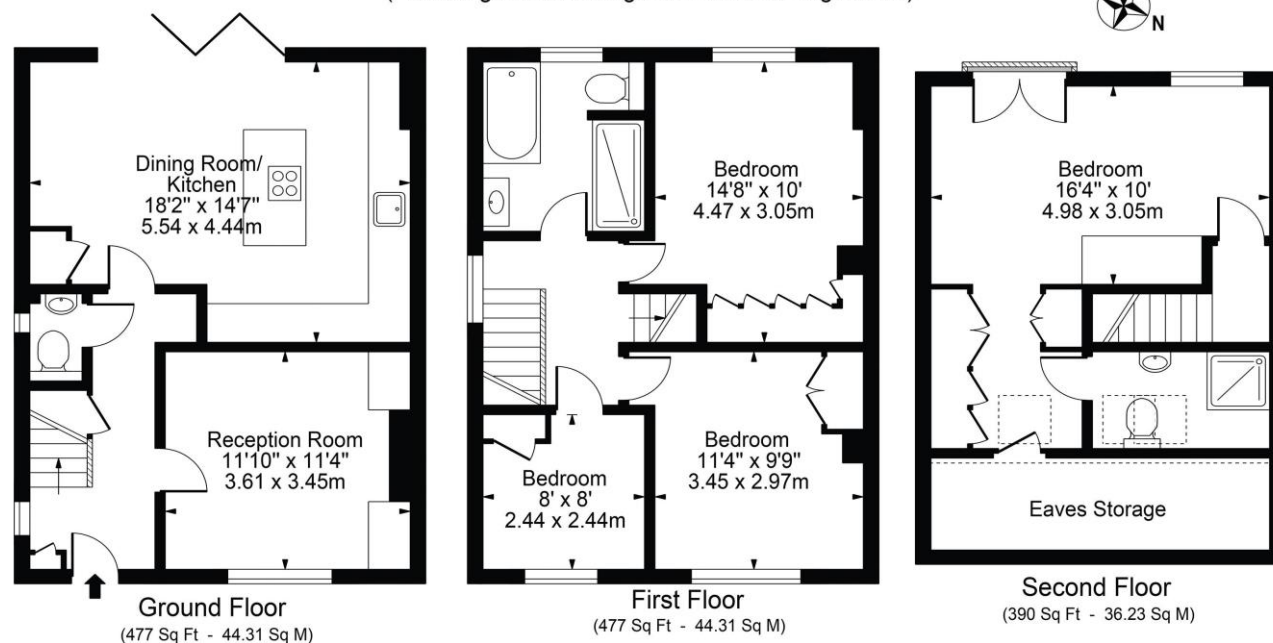
Lovel Road, SL9

Approx. Total Internal Area 1344 Sq Ft - 125.23 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1267 Sq Ft - 117.71 Sq M

(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

