



MONUMENT LANE, CHALFONT ST PETER

COLMAN
&CO



35, MONUMENT LANE CHALFONT ST. PETER SL9 0HY

A recently completed new house with large feature Kitchen-Dining Room-Family Room and attractive level garden of good size.

LUXURIOUSLY EQUIPPED NEW HOME
SUPERB KITCHEN-DINING-FAMILY ROOM
VERSATILE ACCOMMODATION
HIGH SPECIFICATION THROUGHOUT
LARGE LEVEL 100 FEET DEEP LANDSCAPED GARDEN
AVAILABLE IMMEDIATELY- CARPETED FIRST FLOOR
UNDERFLOOR HEATING TO GROUND FLOOR
WITHIN 3/4 OF A MILE OF VILLAGE CENTRE
CONVENIENT FOR SCHOOLS

THE PROPERTY

A brand new, recently completed house, built to a high specification with particularly large ground floor accommodation including a fantastic luxuriously equipped Kitchen-Dining Room and Family Room with high vaulted ceiling.

ACCOMMODATION

The Entrance Hall is of good size with an understairs coats cupboard and Cloakroom with hand basin, wall hung WC and extractor fan, tiled floor.

Zoned underfloor heating throughout the ground floor.

Spacious Sitting Room with a feature gas fire.

Study - could also be used as Bedroom 4.

The hub of the house is the superb Kitchen - Dining - Family Room with high vaulted ceiling, four Velux windows, bi-fold doors and double doors to the terrace and garden.

Open to the Family and Dining areas, the Kitchen is beautifully equipped with an extensive range of Rempp German floor and wall units.

Silstone polished worktops. Quooker providing instant boiling water as well as hot and cold filtered water. A range of Neff fitted appliances and Faber extractor hood.

Utility Room also with Rempp base and wall units, Silstone worktops and extractor fan. wall mounted gas fired combination central heating boiler.

The first floor is approached by an Oak staircase with glazed side panels leading to the Landing with cupboard containing the pressurised hot water tank.

Bedroom 1 with large floor to ceiling window, eaves storage. En-Suite Shower Room with wet floor shower, tiled walls and floor, hand basin, WC, heated towel rail, underfloor heating and extractor fan.

Bedroom 2 overlooking the rear garden, eaves storage.

Bedroom 3 views of the rear garden, eaves storage.

Family Bathroom with shower cubicle, vanity unit with cupboard below, bath, WC.

Tiled walls and floor, heated towel rail, extractor fan and underfloor heating.

OUTSIDE

A resin driveway provides parking for three or four cars and the area is bordered by shrubs and enclosed by fencing.

A paved pathway leads to the rear garden which has a maximum depth of approximately 100 feet and full width paved terrace, perfect for entertaining and alfresco dining.

Beyond the terracing, the deep level garden is laid to lawn, well enclosed by fencing and planted with a variety of shrubs.

There is hardstanding for a summerhouse/office and gated access to a footpath.

External lighting, water supply and power have been installed.

Chalfont St Peter provides a range of shops for day-to-day requirements. Nearby Gerrards Cross has a Mainline Station with a fast and frequent service to London Marylebone in under 30 minutes.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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Approximate Gross Internal Area
Ground Floor = 120.6 sq m / 1,298 sq ft
First Floor = 68.3 sq m / 735 sq ft
Total = 188.9 sq m / 2,033 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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