



Bon Estar, 32 Amersham Road,
Chalfont St Peter, Buckinghamshire SL9 0PB

Peter Scott 
ESTATE AGENTS

Bon Estar is a detached family home in Chalfont St Peter with 1682 sq. ft of flexible accommodation. The property has been enhanced by the current owners and is presented to a high standard. With elevated views over the Misbourne Valley, this property offers the following accommodation: four bedrooms fitted with wardrobes and one ensuite, open plan kitchen/breakfast room, open plan living and dining room, family bathroom, ground floor shower room, home office, landscaped gardens, and parking for several cars.

Tenure: Freehold EPC Rating: C Chiltern District Council Tax Band: G

Detached family home with flexible accommodation

Open plan layout presented to a high standard

Underfloor heating to ground floor

Kitchen with range cooker and Neff integrated appliances

Three bath/shower rooms

Elevated views over the Misbourne Valley

Landscaped gardens with entertaining area.

Parking for several cars + electric car charging point

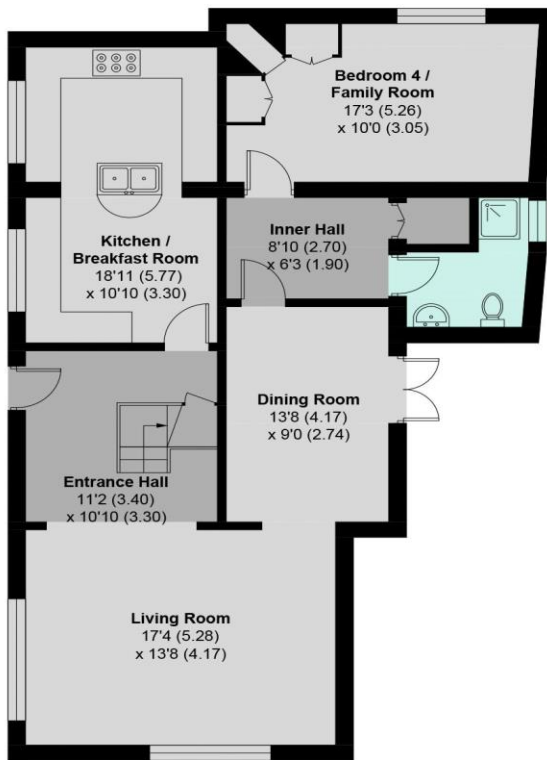
Currently in Catchment for Dr Challoners Grammar Schools

EPC Rating C

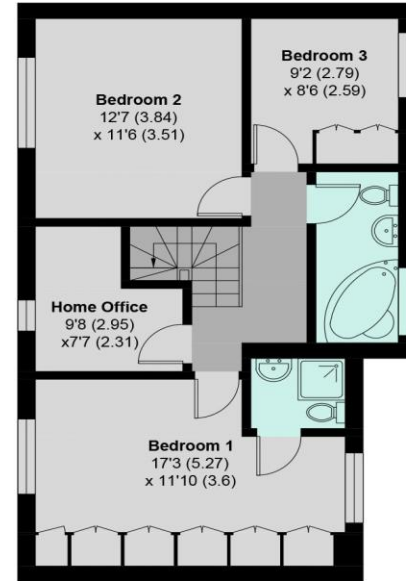
Bon Estar is located in Chalfont St Peter. For the commuter, the A413 dual carriageway offers swift access to the A40/M25 and the Chiltern Line railway station at Gerrards Cross (10 minutes drive away) provides fast train access to Marylebone (20 minutes direct line). Dr Challoner's High School for girls and Dr Challoner's Grammar School for boys are currently in catchment as of April 2023.

For all current school catchment areas and before deciding to purchase this property, please contact Buckinghamshire County Council or use this link <https://services.buckscc.gov.uk/school-admissions/nearest>





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1,682 sq ft / 156.0 sq m

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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