



Allwyn, 19, Latchmoor Way,
Chalfont St Peter, Gerrards Cross, Buckinghamshire SL9 8LS

Peter Scott 
ESTATE AGENTS

Gerrards Cross mainline station and town centre is a ten minute walk away from this well located property. Quietly situated in Latchmoor Way, in the parish of Chalfont St Peter, Allwyn is a detached five bedroom home of great character with much potential. The property requires substantial modernisation and offers a perfect opportunity to the buyer looking to put their own stamp on their next home. The gardens are wide and private with scope to extend to the both the south side and rear. Currently the property comprises five double bedrooms, bathroom and shower room, sitting room, dining room, breakfast room, kitchen and games room. The loft also offers great potential with two existing large areas. The rear garden is 85' deep with a rear boundary being 100' wide. In all the plot is around 0.32 acre.

Tenure - Freehold

EPC Rating - E

Council Tax Band - G

Character home requiring modernisation

Five double bedrooms

Huge scope to extend subject to consents

Gerrards Cross railway station is 0.6 mile away

Highly sought after location close to Austenwood Common

Three living rooms plus games room

Large loft area with 3.5m roof height

Around 30' space to one side of property

Rear garden around 85' deep x 100' at widest point

Dual entrance driveway and ample off road parking

Latchmoor Way is a prime residential location close to Gerrards Cross centre and railway station. The property is 0.6 miles walk from the station via Orchehill Avenue in under 15 minutes. This tree lined road is quietly situated with Austenwood Common only a few minutes walk away.

Private schools such as Gayhurst, Thorpe House and Maltmans Green are literally a few minutes drive. Gerrards Cross centre has excellent shopping facilities and the Chiltern Line service to Marylebone via the fast train is 19 minutes journey time.









Approximate Area - 2,900 sq ft / 269.4 sq m

Garage & Loft Area - 681 sq ft / 63.3 sq m

Total Area - 3,581 sq ft / 332.7 sq m

This plan is for guidance only and not draw to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them. CJ Property Marketing Ltd Peterscottproperty.co.uk 01494 870 633

Peter Scott