



**Connells**

Lovel Road  
Chalfont St. Peter Gerrards Cross



# Lovel Road Chalfont St. Peter Gerrards Cross SL9 9NN

for sale guide price  
**£600,000**



## Property Description

A well presented four bedroom semi-detached house situated within walking distance of Chalfont St Peter village is offered for sale. Within close proximity to Chalfont St Peter Academy, Chalfont St Peter Infant School and Chalfonts Community College. The property benefits from spacious accommodation with three reception rooms, a superb fitted kitchen, four bedrooms, modern bathroom, off-street parking, private rear garden and offers no onward chain. Viewings are a must!

## Ground Floor

### Cloakroom

Front aspect window, WC, wash hand basin

### Sitting Room/Study

18' x 7' 3" ( 5.49m x 2.21m )

Front aspect window

### Dining/Play Room

18' 4" x 9' 8" ( 5.59m x 2.95m )

Front aspect window, radiator

### Lounge

15' 9" x 13' 3" ( 4.80m x 4.04m )

Rear aspect triple glazed sliding doors to rear garden, radiator, wood flooring

### Fitted Kitchen

12' 10" x 6' 11" ( 3.91m x 2.11m )

Rear aspect window, range of wall & base units, wood style worktops, gas hob with fitted double electric oven under, cooker hood, fitted microwave, radiator

## First Floor

### Bedroom One

14' 3" x 9' 11" ( 4.34m x 3.02m )

Rear aspect window, fitted wardrobes, radiator

### Bedroom Two

10' 3" x 9' 3" ( 3.12m x 2.82m )

Rear aspect window, fitted wardrobes, radiator

### Bedroom Three

10' 6" x 7' 9" ( 3.20m x 2.36m )

Front aspect window, fitted wardrobes, radiator

### Bedroom Four

9' 9" x 7' 2" ( 2.97m x 2.18m )

Front aspect window, radiator

## Family Bathroom

Side aspect window, paneled bath, wash hand basin, WC

## Outside

## To The Front

Block paved driveway with parking for two cars

## To The Rear

Private 40ft garden, artificial lawn, paved patio area, flower beds & timber shed













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

**EPC Rating: C**

**view this property online** [connells.co.uk/Property/SGH310680](http://connells.co.uk/Property/SGH310680)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SGH310680 - 0006