



Eleanor Road, Chalfont St. Peter, Gerrards Cross, SL9

- 3/4 bedroom detached house
- Attractive family garden with large patio
- Ample off street parking
- En-suite shower room
- Stylish kitchen with integrated appliances
- Newly refurbished
- No upper chain
- Study
- Open plan living space
- Prime location

Offers In Excess Of £800,000



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Description

This superb home has been carefully crafted to create stylish contemporary living space with light filled, generously proportioned accommodation situated just moments from Chalfont St Peter Village Centre.

Accommodation

Providing accommodation that briefly comprises, entrance hall, ground floor WC, open plan living space with bi-fold doors that overlook and open onto the rear garden, the kitchen is fitted with storage units, drawers and an integrated fridge freezer, washing machine and dishwasher, quartz work surfaces incorporate a breakfast bar, there is an inset induction hob with extractor hood above and electric oven below, there is also a study/play room and a fourth bedroom/TV room.

To the first floor there are three bedrooms and family bathroom, the main bedroom has the benefit of an en-suite shower room.

Outside

There is a secluded rear garden that is mainly lawn with mature shrubs and trees and a large paved patio area providing a superb outdoor entertaining space.

To the front of the property the driveway provides off street parking.

Situation

Situated within a short stroll of Chalfont St Peter Village Centre and Gold Hill Common, a variety of well regarded schools are within close proximity.

For the motorist the M40 and M4 are easily accessible, Gerrards Cross train station is nearby and provides fast train access into London Marylebone in around 22 minutes

There are also a range of fantastic sporting facilities all within easy reach.

Terms and notification of sale

Tenure: Freehold

Local Authority: Chiltern

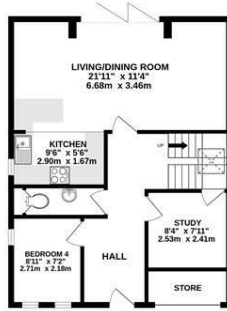
Council Tax Band: F

EPC Rating: D

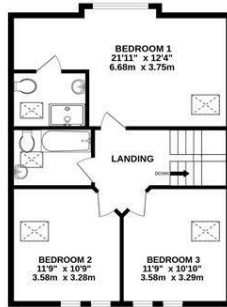
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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