



Misbourne Close, Chalfont St Peter, Buckinghamshire SL9 0PT

£998,000

SIMON COLMAN
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EPC: D

Council Tax Band: G

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

QUOTE REF: SC-1620 Simon Colman presents a family home with a wide secluded garden and considerable potential for extension subject to planning consent.



- PRIVATE CLOSE OF JUST THREE PROPERTIES
- POTENTIAL TO EXTEND
- REQUIRES SOME MODERNISATION
- WIDE SECLUDED GARDEN
- THREE SPACIOUS RECEPTION ROOMS
- FOUR BEDROOMS - TWO BATHROOMS
- DOUBLE GARAGE & GOOD PARKING
- ONE MILE TO VILLAGE CENTRE
- SOUTH FACING REAR GARDEN
- PLEASE NOTE - THE PROPERTY IS UNREGISTERED



Located at the end of a private drive with just two neighbouring properties, backing south in private well established gardens. A family house designed with well balanced accommodation, space to the side for extension (STPP) and a lovely, secluded garden.

Covered entrance, door to Entrance Hall with coats cupboard, storage cupboard and wall light point. Cloakroom with WC and basin.

Sitting Room with open fireplace, exposed brick surround, wall light points, two half bay windows, arch to Dining Room/Family Room with glass fronted cupboard, serving hatch, double doors to the garden. Study overlooking the front garden.

Breakfast Room with fitted cupboards, storage space and shelving. Access to Kitchen with floor & wall cupboards, gas hob with extractor above, plumbing for dishwasher, 2 ovens and microwave. Utility Area with plumbing for washing machine, space for tumble dryer, sink unit, space for fridge and freezer. Rear Lobby with 2026 replacement gas fired central heating boiler. Cupboard. Stable door to garden.

On The First Floor Landing with heated linen cupboard, access to partly boarded roof space.

Bedroom 1 with an extensive range of built in wardrobe cupboards and fitted furniture. Double doors to a concealed En-Suite Shower Room with large cubicle, basin, WC and tiled walls.

Bedrooms 2 & 3 overlook the rear garden and both have wardrobe cupboards. Bedroom 4 has views of the front garden.

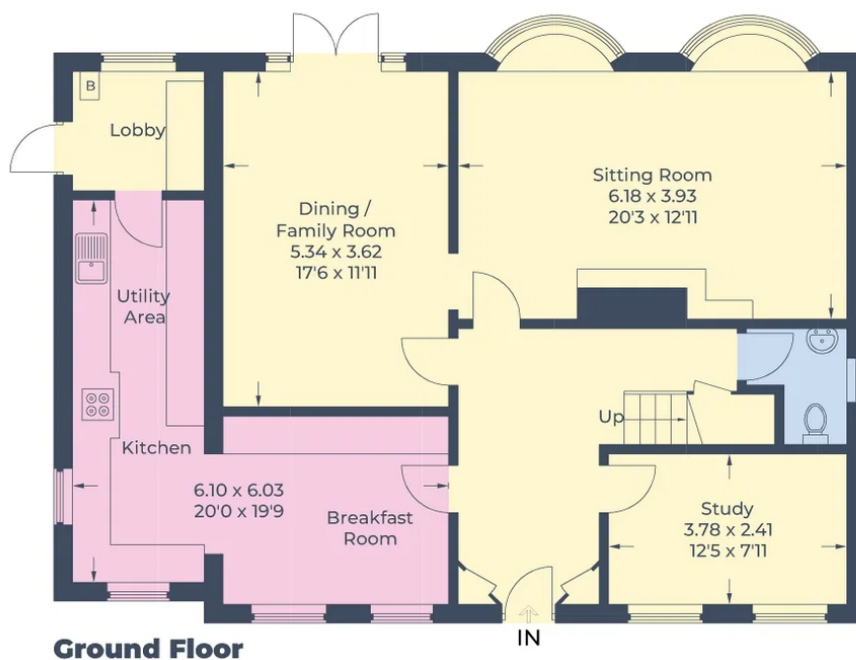
Family Shower Room with large cubicle, WC, basin and tiled walls.

Detached Double Garage with light, power and automatic up & over door. Personal door to the lean-to storeroom and garden.

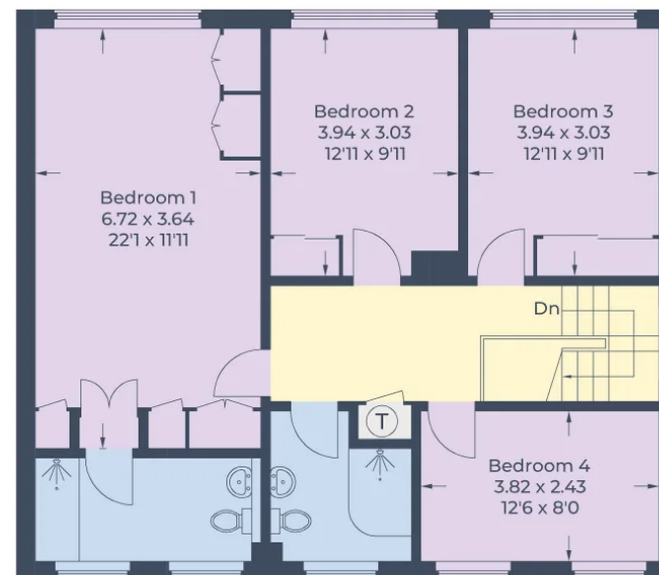
The established gardens are a most attractive feature with an area of lawn, and a variety of shrubs. A driveway provides parking for several cars and a pathway leads to the rear garden with areas of attractive terracing and an ornamental pond. The garden is secluded, well enclosed by mature plants and trees with a wide expanse of lawn.



Approximate Gross Internal Area
 Ground Floor = 104.6 sq m / 1,126 sq ft
 First Floor = 84.6 sq m / 911 sq ft
 Total = 189.2 sq m / 2,037 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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