



GOLD HILL NORTH, CHALFONT ST PETER

COLMAN
&CO



KINGSLEY, GOLD HILL NORTH CHALFONT ST PETER SL9 9JE

A semi-detached character home with Period features in an established location overlooking Gold Hill Common.

MODERNISED CHARACTER HOME
RECENTLY RE-FITTED BATHROOM
PERIOD FEATURES
ACCOMMODATION ON THREE FLOORS
OVERLOOKING GOLD HILL COMMON
LEISURE CENTRE NEARBY
1/2 MILE TO VILLAGE CENTRE
EPC = E

THE PROPERTY

A most attractively presented character home with accommodation over three floors. In a prime location close to the Village centre, Leisure Centre and Chalfont Community College. Overlooking Gold Hill Common, the property is also close to open countryside and approximately One and a half miles from Gerrards Cross Mainline Station.

ACCOMMODATION

Covered Entrance with door to Entrance Hall

Sitting Room with bay window, sunny aspect, feature open fireplace with cast iron grate, inset tiles, exposed wood flooring.

Dining Room of good size with cast iron fireplace, timber surround and inset tiles, exposed timber flooring and useful understairs storage cupboard.

Kitchen overlooking the Garden with a modern range of floor & wall cupboards, drawers, gas hob, fitted

oven with extractor above, space for appliances. Plumbing for washing machine. Door to Garden.

On the First Floor - Landing.

Bedroom 1 with two windows, views of Gold Hill Common. Cast iron fireplace surround, built-in wardrobe.

Bedroom 2 overlooking the rear Garden.

Bathroom recently re-fitted with panel enclosed bath with shower, vanity basin, mirror with lighting, WC, tiled walls and floor, cupboard housing gas fired central heating boiler, fitted shelves.

On the Second Floor - Bedroom 3 a good size room with eaves storage, Velux window and dormer window to the rear.

OUTSIDE

The property is well screened from the road by a low brick wall and hedging.

Steps and a gate lead up to the property and sunny front garden with seating area. To the rear the garden is attractively paved with two areas of terracing and a lawn. The garden is well enclosed by fencing and a rendered wall. External lights. On-road Parking.

Chalfont St Peter is a vibrant village community with a strong local identity. The busy shopping area provides a mix of High Street brands and independent shops for day-to-day requirements. In addition to the new Hub centre for community events, there is also a wide range of leisure and sports clubs.

SCHOOLS: There are Infant and Junior schools in the village. Robertswood School is less than a mile from the property. Senior schools include the Chalfonts Community College, Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont. Gerrards Cross main line station offers a fast and frequent service to London Marylebone in under thirty minutes.



GENERAL

Local Authority
Buckinghamshire County Council

Services
Mains water, gas and electricity.

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