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5 Grange Fields, Chalfont St. Peter, Gerrards Cross, SL9 9AG

Guide Price £845,000

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- Short Distance to Village Centre
- Large Open Plan Living / Dining / Family Room
- Spacious and Welcoming Entrance Hall and Cloakroom
- Family Bathroom off the Landing
- Summerhouse (Perfect as Home Office or Games Room)
- Attractive Three Bedroom Detached Family Home
- Stunning Fitted Kitchen with Beautiful Stone Worktops
- Utility Room / 2nd Kitchen and Store / Plant Room
- Tastefully Landscaped Gardens and Driveway Parking
- Situated in a Quiet, Private, Cu de Sac





An immaculately presented three bedroom detached house situated in a quiet, private, cul de sac in the charming Chilterns village of Chalfont St Peter. The property has been the recent subject of extensive renovations and enlargement to create a wonderful family home that is finished to exacting standards. Upon arrival there is a spacious and most welcoming entrance hall with a cloakroom and convenient storage area. Off the hall is a stunning bespoke, fitted kitchen which features a large island with amazing stone worktops and to the rear is a huge open plan living / dining / family room. A second kitchen and a store / plant room complete the ground floor. On the first floor there are three good sized bedrooms and a modern family bathroom. Externally there are beautifully landscaped gardens, a fabulous block paved driveway and a summerhouse.

Approximate Gross Internal Area
 Ground Floor = 111.5 sq m / 1200 sq ft
 First Floor = 43.6 sq m / 469 sq ft
 Summer House = 18.7 sq m / 201 sq ft
 Total = 173.8 sq m / 1870 sq ft



(Not Shown In Actual Location / Orientation)

Summer House

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

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 81 | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |