



MISBOURNE CLOSE, CHALFONT ST PETER

COLMAN
&CO



6, MISBOURNE CLOSE CHALFONT ST. PETER SL9 0PT

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
EPC = D

THE PROPERTY

Located at the end of a private drive with just two neighbouring properties and set backing south in private established gardens. A family house designed with well-balanced accommodation including a particularly spacious Sitting Room and separate Dining Room/Family Room. There is space to the side of the property for extension (STPP), and the lovely, secluded garden provides a quiet, peaceful setting.

ACCOMMODATION

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, worktops and shelving.

Access to Kitchen with floor and wall cupboards, worktops gas hob with extractor above, plumbing for dishwasher, two ovens and microwave. Utility Area with plumbing for washing machine, space for tumble dryer, sink unit, space for fridge and freezer. Rear Lobby with floor standing gas fired central heating boiler and 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.

OUTSIDE

Detached Double Garage with light & power.

Personal door to the lean-to storeroom and garden.

Approached by a private drive serving just three properties, 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.

SCHOOLS: There are Infant and Junior schools in the village. Senior schools include the Chalfonts Community College, Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls in Little Chalfont.

Gerrards Cross main line station offers a fast and frequent service to London Marylebone in under thirty minutes.



GENERAL

Local Authority
Chiltern District Council

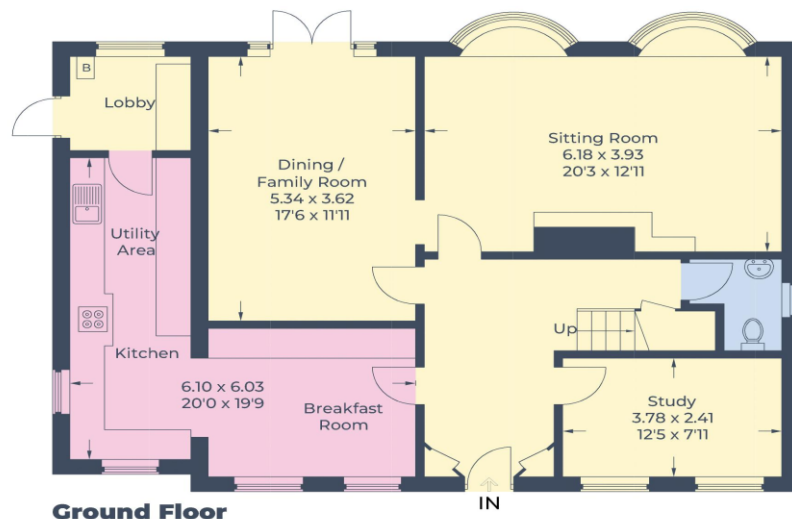
Services
Mains water, gas and electricity.

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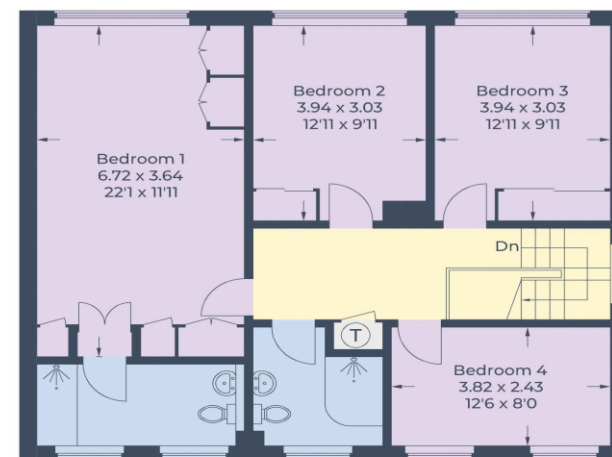
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Approximate Gross Internal Area
Ground Floor = 104.6 sq m / 1,126 sq ft
First Floor = 84.6 sq m / 911 sq ft
Total = 189.2 sq m / 2,037 sq ft



Ground Floor



First Floor

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