



Grove Lane, Chalfont St Peter, Buckinghamshire SL9 9LB

£775,000

SIMON COLMAN
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EPC: C

Council Tax Band: F

Tenure: Freehold

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 3

QUOTE REF: SC-1620 Simon Colman presents a modern semi detached home with elevations of brick & flint tucked away and well screened from the lane. The property is immaculately presented throughout with a superb fitted kitchen, garage conversion to provide a study and utility and Dining Room extension to the rear.



- SUPERBLY PRESENTED FAMILY HOME
- GARDEN OFFICE/GYM
- EXTENDED ACCOMMODATION
- PARKING FOR THREE CARS
- CLOSE TO GOLD HILL COMMON
- WALKING DISTANCE TO LEISURE CENTRE
- CONVENIENT FOR CHALFONT COMMUNITY COLLEGE
- VILLAGE CENTRE HALF A MILE
- GERRARDS CROSS MAINLINE STATION UNDER TWO MILES
- CLOSE TO OPEN COUNTRYSIDE



The property Amtico flooring throughout most of the ground floor. Entrance Hall with understairs cupboard.

Cloakroom containing WC and vanity unit.

Sitting Room with feature glass fronted electric fire, access to Dining Room with glazed roof panels, double doors to the garden.

Kitchen re-fitted with a stylish range of floor and wall units, Quartz worktops, gas hob, extractor above, double oven, integrated dishwasher, fridge and freezer, pull out larder, wine rack, cupboard with waste containers. Cupboard containing the gas fired central heating boiler.

Study with fitted coats cupboards and storage space. Fitted desk. Cupboard containing the electrical consumer unit. Door to the

Utility Room with work tops, space for tumble dryer, plumbing for washing machine. Cupboard.

On the First Floor Landing with access to partly boarded loft via pull down ladder.

Bedroom 1 with fitted wardrobe cupboard.

En Suite Shower Room with cubicle, WC, pedestal basin, tiled walls and floor.

Bedroom 2 Bedroom 3

Family Bathroom with panel enclosed bath and shower, WC, pedestal hand basin, tiled walls and floor, cupboard containing pressurised water tank.

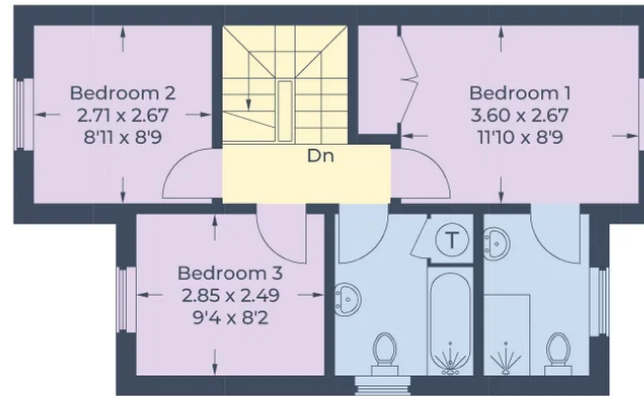
Outside Garden Office/Gym with light and power, fitted cupboards. Wi-Fi connection.

Well screened by high hedging the property is approached by a gravel driveway shared by just three other properties. The property has private parking for three cars. There is a side access and gate to the rear level garden enclosed by fencing with a large paved terrace, perfect for alfresco dining and area of artificial lawn.

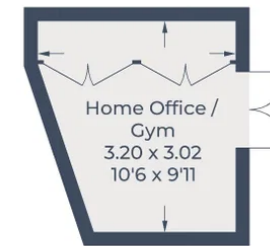
Railway sleeper retained flower borders, an attractive variety of shrubs and trees are a pleasing feature.



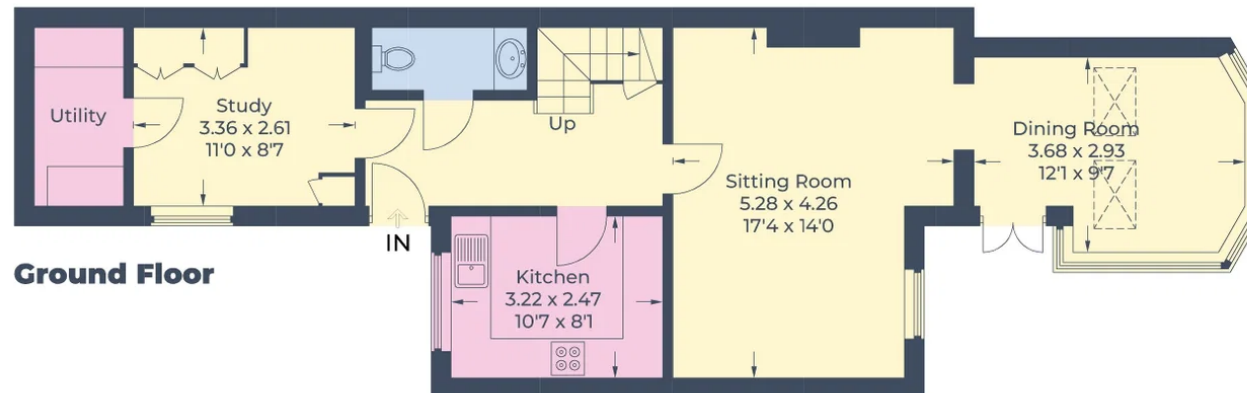
Approximate Gross Internal Area
 Ground Floor = 67.1 sq m / 722 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Outbuilding = 8.5 sq m / 91 sq ft
 Total = 118.1 sq m / 1,265 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor

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

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