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# Roxana, Orchard Grove, Chalfont St. Peter, Gerrards Cross, SL9 9EX

Offers Over £595,000

3 1 2



- Fantastic opportunity for first time buyers
- Wealth of character and charm throughout
- Neatly proportioned kitchen / dining room
- Stylish family bathroom
- Overlooking Gold Hill Common and with near-direct access onto it
- Delightful three bedroom Edwardian end of terrace house
- Bright and airy living room with bay window overlooking garden
- Utility room, music studio and sauna
- Attractive elevated south facing landscaped garden
- Fantastic state and private schooling options are available near by





Approximate Gross Internal Area  
 Ground Floor = 59.2 sq m / 637 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Total = 101.7 sq m / 1,094 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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This charming three-bedroom Edwardian end-of-terrace house is situated in a popular residential area of Chalfont St Peter, offering a well-balanced combination of character and practical living space. The property retains a number of period features and includes several appealing aspects, notably a bright and comfortable living room with a bay window overlooking the garden and allowing for plenty of natural light. The kitchen/dining room is neatly arranged, providing a functional space for both everyday living and entertaining, complemented by a separate utility room. In addition, there is a music studio and a sauna, offering useful and versatile extra space to suit a range of needs. Upstairs, there are three well-proportioned, tastefully decorated bedrooms, along with a modern family bathroom. Outside, the property benefits from an elevated, south-facing landscaped garden, well stocked with plant life and offering an enjoyable space for all the family.

