



**Mid Cross Lane**  
CHALFONT ST PETER, SL9 0LF





## £795,000

An extended detached house ideally located in this family friendly area, within easy walking distance of Robertswood School and local shops and only a short distance from Chalfont St Peter village with all its amenities and further schools. This house features well-appointed accommodation and an envious location to offer a wonderful package for any growing family. Approaching 1,800 sq ft, the property comprises four generous double bedrooms, two bathrooms (one en-suite), a 24'1 lounge / dining room, study, 17'3 kitchen / breakfast room, sun room and a downstairs cloakroom. Further features include gas central heating and double glazing. To the front of the property there is off-street parking for three cars and to the rear there is a delightful garden. An internal viewing is highly recommended.

### ENTRANCE HALL

Front door with opaque glass insets. Staircase leading to first floor and landing. Large storage cupboard. Coved ceiling.

### CLOAKROOM

Fully tiled with a white suite comprising of a low-level wc and wash hand basin with mixer tap and storage below. Extractor fan. Opaque double glazed side aspect window.

### LOUNGE / DINING ROOM

24' 1" x 18' (max) (7.34m x 5.49m) "L" shaped lounge / diner with double glazed patio doors leading to rear garden. Feature coal-effect gas fireplace with marble hearth and wooden surround. T.V point. B.T point. Coved ceiling. Door leading to kitchen. Archway to:

### SUN ROOM/ CONSERVATORY

12' x 7' 3" (3.66m x 2.21m) Down lighters. Double glazed windows over looking rear garden. Double glazed patio doors leading to rear garden.

### STUDY

13' 5" x 8' 7" (4.09m x 2.62m) Double glazed window over looking front aspect. Door leading to:

### KITCHEN / BREAKFAST

17' 3" (max) x 10' 11" (max) (5.26m x 3.33m) Well fitted with fully tiled walls and a range of wood storage units above and below a marble effect work surface, two and a half stainless steel bowl sink unit with mixer tap and tiled splash back, integral 'Neff' double oven and grill, five ring gas hob with extractor fan above, space for freestanding fridge / freezer, built-in 'Siemens' dishwasher, tv point, telephone point, double glazed window overlooking front aspect, wood effect laminate flooring, coving.

### UTILITY ROOM

Fully tiled with space for freestanding fridge / freezer, space for washer / dryer, cupboard housing gas meter, double glazed opaque side aspect window.



## LANDING

Coved ceiling. Access to loft. Large airing cupboard. Double glazed opaque side aspect window

## BEDROOM 1

12' 9" x 12' 4" (3.89m x 3.76m) Double bedroom with four door built-in wardrobe, double glazed front aspect window, tv point, telephone point, coved ceiling and door leading to:

## EN-SUITE BATHROOM

White suite with fully tiled walls comprising panel enclosed bath with shower attachment, WC, wash hand basin with mixer tap and tiled splash back, coved ceiling, double glazed opaque side aspect window.

## BEDROOM 2

14' 9" x 10' 11" (max) (4.50m x 3.33m) Double bedroom with double glazed front aspect window, tv point and coved ceiling.

## BEDROOM 3

12' 7" x 11' 7" (3.84m x 3.53m) Double bedroom with four door built-in wardrobe, double glazed rear aspect window and coved ceiling.

## BEDROOM 4

11' 7" x 11' 3" (3.53m x 3.43m) Double bedroom with double glazed rear aspect window, tv point and coved ceiling.

## FAMILY BATHROOM

White suite with fully tiled walls comprising panel enclosed bath with shower attachment, fully tiled walk-in 'Mira' shower, WC and wash hand basin with mixer tap and storage below. Double glazed opaque side aspect window, shaving point, coved ceiling.

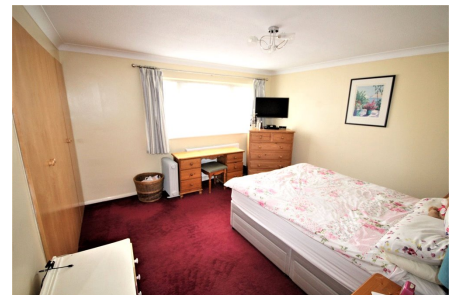
## TO THE FRONT

Brick paved driveway providing off-street parking for three/ four cars. Pedestrian side access. Storm porch.

## REAR GARDEN

Circa 60' garden mainly laid to lawn with paved patio. Brick and fence boundaries. Selection of trees and shrubs. Two outside dining areas. Two sheds and a brick-built barbeque.

Draft details awaiting vendors approval.



# Mid Cross Lanes, Chalfont St Peter SL9 0LF

Approx. Gross Internal Area 167 sq. Metres (1795 sq. feet)

**Ground Floor**

**First Floor**



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>79</b>
(55 to 68) <b>D</b>	<b>63</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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