



**Chesham Lane**  
CHALFONT ST PETER, SL9 0LH





## £625,000

A wonderful semi-detached family home situated on a mature residential road on the Chalfont Common side of the village within easy reach of the village centre with all its amenities and excellent schools. Extending to 1,723 sq.ft., this property has been lovingly cared for and upgraded by the current owner. Large windows and an idyllic orientation ensure the spacious accommodation is filled with natural light. The ground floor comprises of an entrance hall, cloakroom, sitting room, kitchen/ dining/ family area, inner hallway, utility room bedroom and shower room. On the first floor there are three bedrooms and a family bathroom. The rear garden, with its south westerly orientation, is a real haven of seclusion and privacy and basks in the sunshine throughout the day. To the front of there is a lawn area and off street parking for several cars.

### ENTRANCE HALL

Modern front door with opaque ornate leaded light glass insets. Wood laminate flooring. Recess area ideal for hanging coats with double glazed window over looking front aspect. Down lighter. Under stairs cupboard. Radiator. Return staircase leading to first floor and landing.

### SITTING ROOM

4.95m x 3.23m (16' 3" x 10' 7") Feature fireplace with marble hearth and inset with coal effect gas fire. Coved ceiling. Dimmer switches. Two wall light points. Radiator. Double glazed bay window over looking front aspect.

### KITCHEN/ FAMILY/ DINING AREA

26' 1" x 17' 6" (7.95m x 5.33m) A stunning room with wood laminate flooring. The modern kitchen is extremely well fitted with white gloss wall and base units with granite effect work surfaces. Glass splash back over work surface with hidden under unit lighting. One and a half bowl stainless steel sink unit with mixer tap with water filter and drainer. Built in oven. Built in grill/ microwave and warming drawer. Fitted dishwasher. Built in fridge & freezer. Large island breakfast counter with solid oak surface and granite effect work surface and base cupboard units. Fitted four ring electric hob with brushed steel extractor hood over. Down lighters. Sky lights. T.V point. Two upright radiators. Double glazed casement doors leading to rear garden with double glazed windows either side. Further double glazed window over looking rear aspect. Door to:

### INNER HALLWAY

Wood laminate flooring. Large walk in storage cupboard. Door to store garage.

### UTILITY ROOM

7' 3" x 4' 9" (2.21m x 1.45m) Work surface with circular stainless steel sink unit with mixer tap and drainer. Tiled splashback. Base cupboard units. Plumbed for washing machine. Space for dryer. Down lighters. Wood laminate flooring.

### CLOAKROOM

White suite incorporating w.c and wash hand basin with mixer tap and tiled splash back with cupboards under. Wood laminate flooring. Down lighters. Radiator.

## BEDROOM 4

19' 3" x 10' 1" (5.87m x 3.07m) Down lighters. Upright radiator. Wood laminate flooring. Sky light. Casement doors with double glazed glass insets and double glazed windows either side leading to rear garden.

## SHOWER ROOM

Fully tiled with a white suite incorporating large walk in shower, w.c and wash hand basin with tiled splash back and cupboard under. Shavers point. Down lighters. Heated chrome towel rail. Roof light. Down lighters. Tiled flooring.

## LANDING

Double glazed window over looking front aspect with two small storage cupboards either side. Storage cupboard housing Worcester gas central heating boiler. Access to boarded loft with pull down aluminium ladder.

## BEDROOM 1

12' 8" x 10' 7" (3.86m x 3.23m) Radiator. Double glazed window over looking front aspect.

## BEDROOM 2

3.35m x 3.20m (11' x 10' 6") Radiator. Double glazed window over looking rear aspect.

## BEDROOM 3

9' 2" x 7' 7" (2.79m x 2.31m) Radiator. Double glazed window over looking rear aspect.

## BATHROOM

Fully tiled with a modern white suite incorporating large walk in shower with large fixed shower head and wall mounted flexible microphone shower, bath with mixer tap, w.c and corner wash hand basin with mixer tap and cupboard under. Tiled floor. Down lighters. Shavers point. Expel air. Heated chrome towel rail. Opaque double glazed window over looking side aspect.

## STORE GARAGE

11' 3" x 8' (3.43m x 2.44m) With light and power. Door to inner hallway.

## FRONT GARDEN

Area laid to lawn. Driveway providing off street parking for several cars.

## REAR GARDEN

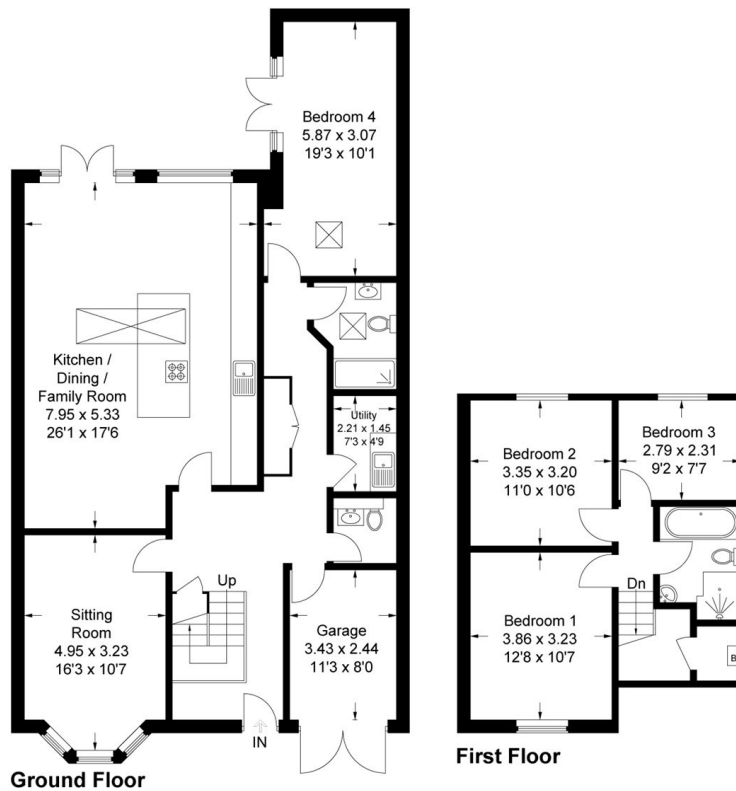
South westerly facing mainly laid to lawn & patio. Wooden fence borders. Outside light point and tap.

Draft details awaiting vendors approval.





Approximate Gross Internal Area  
Ground Floor (Including Garage) = 117.2 sq m / 1,261 sq ft  
First Floor = 42.9 sq m / 462 sq ft  
Total = 160.1 sq m / 1,723 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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