



Pond Lane

CHALFONT ST PETER, SL9 9HZ



Offers in excess of £750,000

Beyond its attractive exterior lies this truly wonderful family home, where no expense has been spared in creating a spacious, stylish and very comfortable home. Situated in a cul de sac on the outskirts of the village, this extended semi detached house is within easy reach of excellent schools and the village centre with all its amenities. Upon entering you are greeted by a bright entrance lobby, hallway with cloakroom/ utility room and cosy sitting room. The stunning open plan kitchen/ breakfast/ living area with a dining room/ children's play room off has aluminium folding doors that lead out to the rear garden and patio. On the first floor the light filled contemporary feel continues with three bedrooms and a family bathroom. On the second floor is the master bedroom with shower room en suite. Features include gas central heating, double glazing and off street parking for several cars.

ENTRANCE PORCH

Modern composite front door with opaque glass inset and opaque glass windows either side. Quality wood flooring. Double doors open to:

ENTRANCE HALL

Return staircase with glass and wood balustrade leading to first floor and landing. Quality wood flooring. Double glazed window over looking side aspect. Radiator.

WC/ UTILITY ROOM

Fitted storage units, space and plumbing for a washing machine. Wall hung hidden cistern WC and a wash hand basin. Opaque double glazed window over looking side aspect.

SITTING ROOM

12' 2" x 11' 2" (3.72m x 3.40m) Feature fireplace with brick built hearth and inset and wooden mantle with a log burner. Quality wood flooring. Double glazed bay window over looking front aspect.

DINING ROOM/ PLAYROOM

9' 6" x 9' 4" (2.90m x 2.84m) Quality wood flooring. Double doors with glass insets opening to:

KITCHEN/ BREAKFAST/ FAMILY ROOM

18' 5" x 18' 3" (5.61m x 5.56m) The kitchen is fitted with a range of wall and base units with contrasting worktops, butler style sink, integrated appliances, central island. Feature light well. Quality wood flooring. Space for a range of furniture, under floor heating, aluminium bi-folding doors open to the rear garden.

LANDING

Double glazed window over looking side access.

BEDROOM 2

13' x 10' 8" (3.96m x 3.25m) Fitted wardrobes. Radiator. Double glazed bay window over looking front aspect.

BEDROOM 3

10' 4" x 9' 6" (3.14m x 2.90m) Fitted wardrobes. Radiator. Double glazed window over looking rear aspect.

BEDROOM 4

8' 10" x 7' 10" (2.70m x 2.39m) Radiator. Double glazed window over looking front aspect.

BATHROOM

Partially tiled with suite incorporating a wall hung wash hand basin with storage beneath, illuminated mirror cabinet, wall hung hidden cistern WC, bidet and an enclosed bath with rain head shower, separate shower attachment and glass screen. Tiled floor. Double glazed opaque window over looking rear aspect.

BEDROOM 1

16' 4" x 11' 3" (4.99m x 3.43m) Double aspect room with double glazed window over looking rear aspect and velux windows over looking front aspect. Under eaves storage. Walk-in wardrobe. Radiator. Door to:

EN SUITE SHOWER ROOM

Partially tiled walls, tiled floor, suite comprising a wall hung hidden cistern WC, wall hung wash hand basin with storage beneath, illuminated mirror cabinet and a walk-in double shower with rain head shower and separate shower attachment. Opaque double glazed window over looking rear aspect.

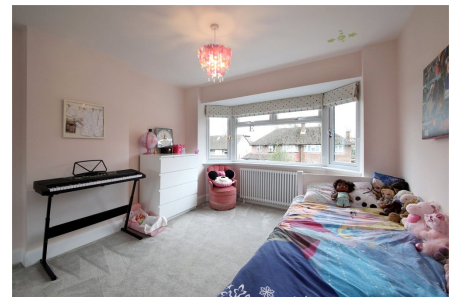
Draft details awaiting vendor's approval

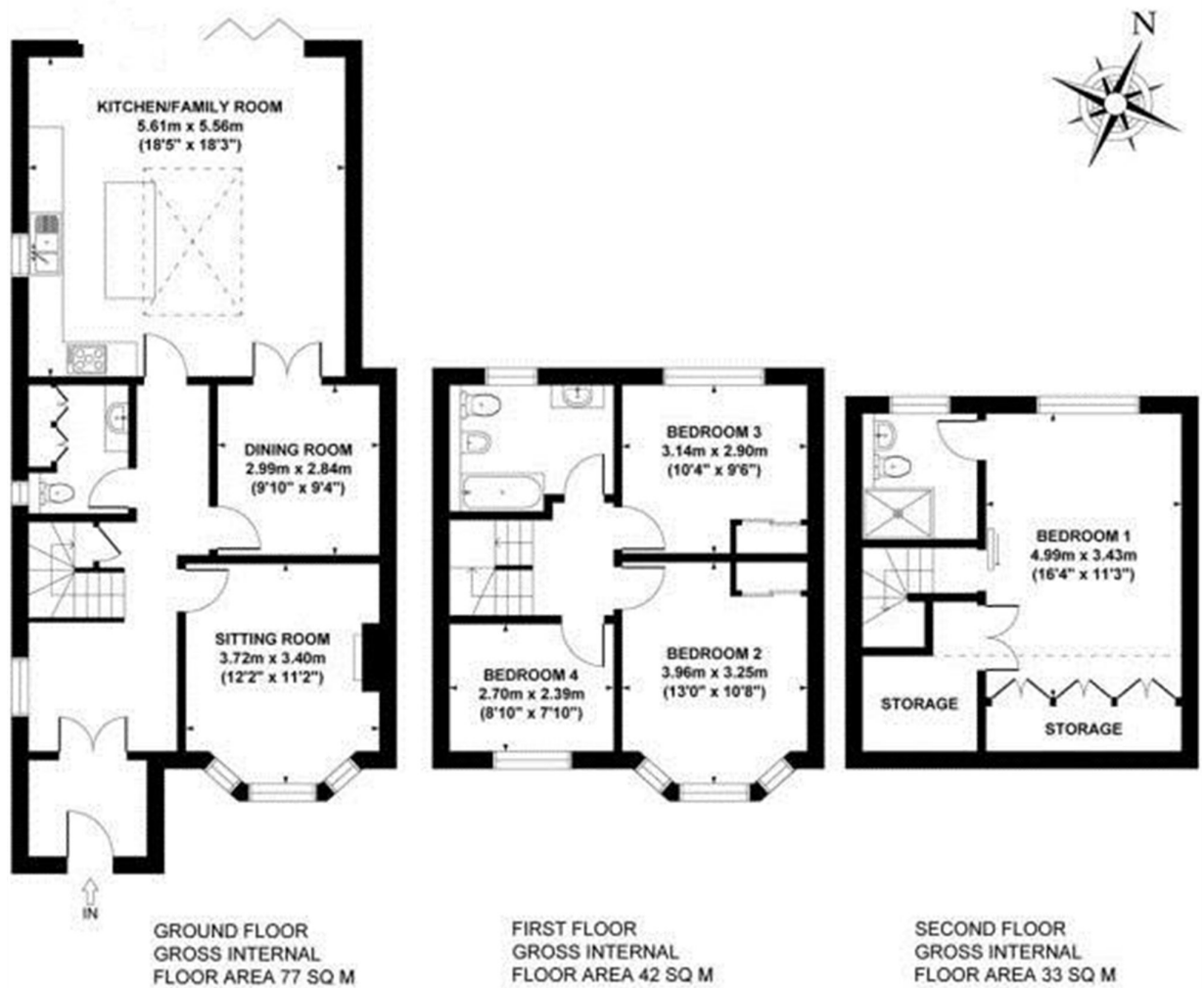
TO THE FRONT

A driveway provides off street parking for several cars. Shrub borders and flower bed border. Outside light points. Gated pedestrian access to the rear.

TO THE REAR

Landscaped garden mainly laid to lawn with wooden fence boundaries. Shrub borders and mature trees. There is a patio terrace accessed from the open plan kitchen/dining/living room which is an ideal space for entertaining al fresco in the summer months.





17 POND LANE
APPROX. GROSS INTERNAL FLOOR AREA 152 SQ M / 1636 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | | |
| (55 to 68) | D | | |
| (39 to 54) | E | | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | |

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