



Criss Grove

CHALFONT ST PETER, SL9 9HG



£650,000

With huge potential to extend, subject to the usual planning permissions, a semi-detached house located in a cul de sac location only a short walk to the village and just over a mile from Gerrards Cross village and train station. Boasting a circa 120' south westerly rear garden which backs onto open farmland, this home is ideally situated close to well-regarded schools, making it the perfect family home. The accommodation on the ground floor comprises an entrance lobby, cloakroom, reception hall, sitting room, dining room and kitchen. On the first floor there are three good sized bedrooms and a bathroom. Further features include gas central heating, double glazing and off road parking. The rear garden is a standout feature, enjoying a south westerly orientation for all day sunshine making it an ideal space for outdoor dining and entertaining guests.

ENTRANCE LOBBY

Front door with opaque glass insets and opaque window overlooking front aspect. Casement door with clear glass insets leading into reception hall and to:

CLOAKROOM

White suite incorporating WC and wash hand basin. Radiator. Opaque double glazed window overlooking side aspect.

RECEPTION HALL

Stairs leading to first floor and landing. Wall mounted central heating boiler unit. Radiator. Double glazed window overlooking side aspect. Door to kitchen and to:

SITTING ROOM

11' 3" x 11' 2" (3.43m x 3.41m) Feature fireplace with wooden mantle, marble hearth and inset. Coved ceiling. Radiator. Double glazed bay window overlooking front aspect. Archway to:

DINING ROOM

9' 7" x 9' 5" (2.91m x 2.88m) Coved ceiling. Radiator. Double glazed casement doors, with double glazed windows either side, leading to rear.

KITCHEN

11' x 9' 10" (3.36m x 3.00m) "L" shaped. Well fitted with wall and base units. Work tops with tiling over. One and a half bowl stainless steel sink unit with mixer tap and drainer. Fitted oven. Four ring gas hob with expel air over. Plumbed for washing machine. Space for upright fridge/freezer. Breakfast counter. Downlighters. Under stairs cupboard. Radiator. Door to dining room. Double glazed windows overlooking side and rear aspects. Casement door with double glazed glass insets leading to rear.

LANDING

Access to loft. Airing cupboard with lagged cylinder and slatted shelving. Double glazed window overlooking rear aspect.

BEDROOM 1

Full wall length mirrored slide robes. Dimmer switch. Radiator. Double glazed bay window overlooking front aspect.

BEDROOM 2

9' 10" x 9' 4" (3.00m x 2.85m) Radiator. Double glazed window overlooking rear aspect.

BEDROOM 3

9' 3" x 8' 9" (2.83m x 2.67m) Radiator. Double glazed bay window overlooking front aspect.

BATHROOM

Fully tiled with a white suite incorporating bath with mixer tap and wall shower unit, WC and wash hand basin. Tiled floor. Heated towel rail. Opaque double glazed windows overlooking side and rear aspect.

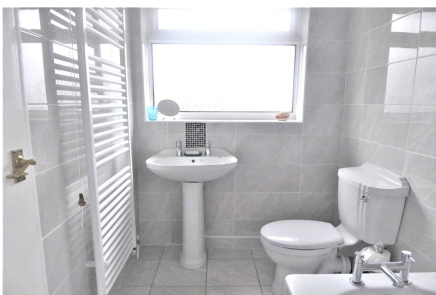
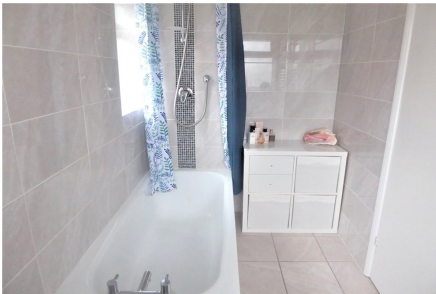
FRONT GARDEN

Garden mainly laid to lawn with hedge and wooden fence boundaries, mature tree and shrubs. Tarmac driveway providing off street parking for several cars.

REAR GARDEN

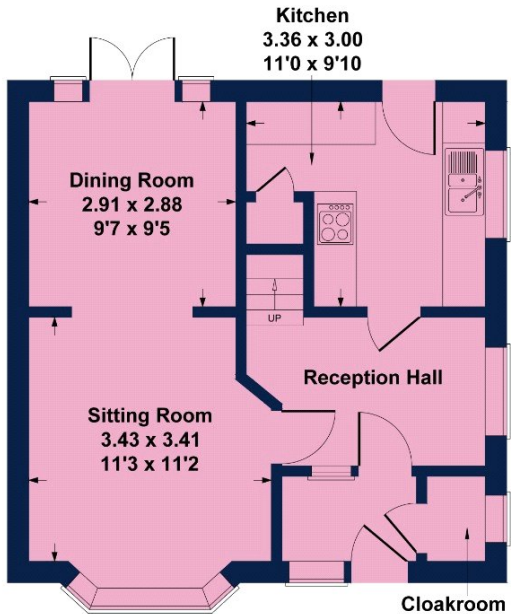
Circa 120' south westerly facing garden backing onto open fields. The garden is mainly laid to lawn with wooden fence and hedge boundaries. Wide variety of mature shrubs and trees. Flower bed borders. Wooden garden shed. Paved patio area. Vehicular side access to front with wooden gate and fencing.

Draft details awaiting vendor's approval.

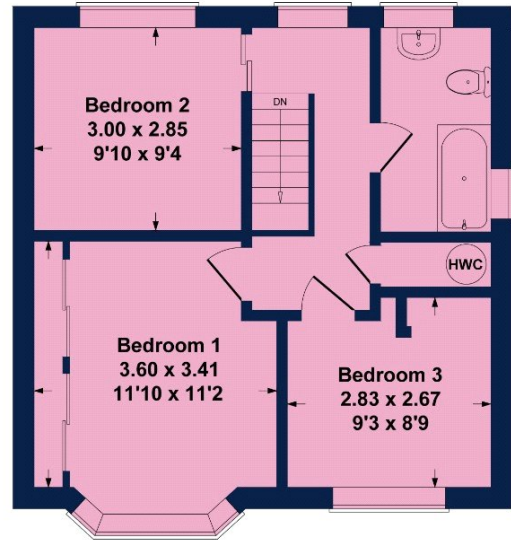


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Approximate Gross Internal Area
 Ground Floor = 42.1 sq m / 453 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Total = 84.2 sq m / 906 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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