

Rickmansworth Lane, Chalfont St Peter, Buckinghamshire SL9 0NA **£830,000**

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Council Tax Band: G

EPC: D

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

QUOTE REF: SC-1620 A well proportioned family house with two good sized reception rooms, level garden and on-site parking for 3 to 4 cars.





- EXCELLENT FAMILY HOUSE
- 4 BEDROOMS & 2 BATHROOMS
- 2 RECEPTION ROOMS
- POTENTIAL TO EXTEND AND CONVERT GARAGE
- PRIVATE LEVEL GARDEN
- LARGE DRIVEWAY WITH PARKING FOR 4 CARS
- CONVENIENT FOR ROBERTSWOOD SCHOOL







THE PROPERTY

A modern individual family home in a popular location, a short walk from a local convenience store and within easy reach of Robertswood School for children aged 3 to 11. The property features a well fitted Kitchen - Breakfast Room, large Sitting Room, four Bedrooms and two Bathrooms.

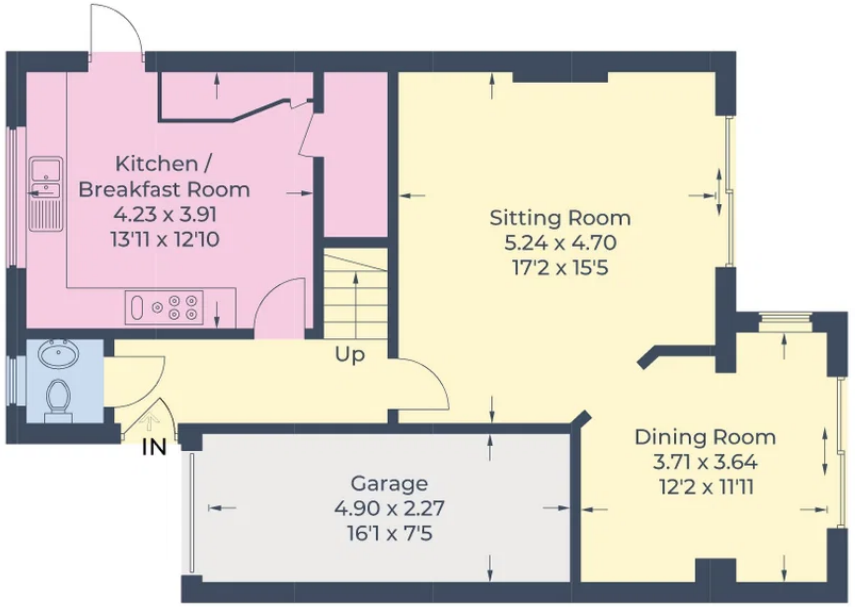
Covered Entrance to Entrance Hall. Cloakroom with low level WC, hand basin, tiled walls and floor.
Sitting Room with feature fireplace and gas fire, sliding door to patio and garden, arch to Dining Room with wood flooring, door to terrace and garden.
Kitchen - Breakfast Room well fitted with a range of floor and wall cupboards, drawers, Rangemaster Gas cooker, extractor hood, space for American style fridge-freezer, tiled floor.
Cupboard containing gas fired central heating boiler, door to side.

On the first floor:
Landing with access via pull down ladder to roof space.
Bedroom 1 wide range of fitted wardrobe cupboards and drawers, built-in wardrobe cupboard, door to En Suite Bathroom with panel enclosed bath, shower handset, vanity basin, mirror, shelving and cupboard, low level WC, shower cubicle, heated towel rail, tiled walls and floor.
Bedroom 2
Bedroom 3 fitted wardrobe cupboard.
Bedroom 4 fitted book shelves.
Family Shower Room with low level WC, vanity basin, shower cubicle, heated towel rail, tiled walls and floor, heated linen cupboard.

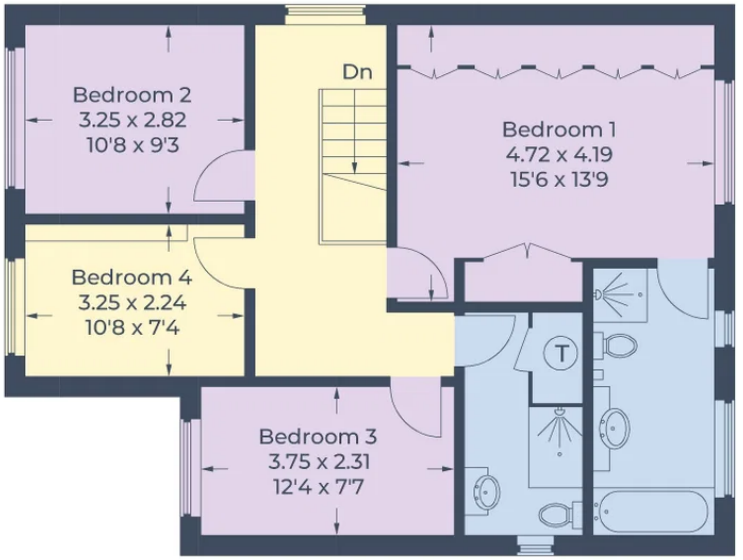
OUTSIDE

Garage with automatic door, light and power. A paviour driveway provides access to the front with sparking space for several cars.
Screened from the lane by high hedging, there are shrubs and pathways on both sides of the house to the rear garden. The level garden is approached by a wide terrace with lawn beyond, bordered by flower beds and shrubs. Enclosed by fencing, there is a path to the front.

Approximate Gross Internal Area
Ground Floor = 64.6 x sq m / 695 sq ft
First Floor = 70.9 sq m / 763 sq ft
Garage = 12.0 x sq m / 129 sq ft
Total = 147.5 sq m / 1,587 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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