



A WELL PRESENTED & SPACIOUS FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME

Amersham Road, Chalfont St Peter, Gerrards Cross, Buckinghamshire, SL9 0PB

ROBSONS

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**LIVING/DINING ROOM • KITCHEN •
GROUND FLOOR BEDROOM WITH ENSUITE •
THREE FURTHER BEDROOMS • FAMILY
BATHROOM • ATTRACTIVE REAR GARDEN
WITH SWIMMING POOL • OFF-STREET
PARKING • DOUBLE GARAGE • SCOPE TO
EXTEND (STPP)**

Description

A bright and well-maintained four bedroom, two bathroom detached family home situated within easy reach of local amenities, schools and transport links, with ample scope to extend (STPP). This lovely property offers a good-sized garden with a swimming pool, off-street parking for multiple cars and a double garage.

The ground floor comprises a hallway, a double-aspect living/dining room with a feature fireplace and a bay window with French doors opening out to a utility area and to the garden.





The kitchen has a good range of fitted units, providing ample storage space. The ground floor is completed by the fourth bedroom/study and an ensuite, which has access to the front and rear.

To the first floor there are three well-appointed bedrooms, two boasting fitted wardrobes, a family bathroom, and a balcony accessed via the landing.

Externally, this family home boasts a good-sized rear garden laid to lawn with hedges that provide a great level of privacy. There is a patio area to enjoy outside dining, with steps leading to a swimming pool with a second patio area, a summer house and a garden shed. To the front is a driveway providing off-street parking for multiple vehicles, a double garage and side access to the rear garden.

Location

Gerrards Cross offers a wide range of shopping facilities, as well as a host of independent stores and a good number of varied restaurants, hotels, public houses, an Everyman cinema and community library.

Additional Information

Tenure: Freehold

Local Authority: Buckinghamshire County Council

Council Tax Band: G

Energy Efficiency Rating: E

For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



Approximate Gross Internal Area
 Ground Floor = 81.7 sq m / 879 sq ft
 First Floor = 52.2 sq m / 563 sq ft
 Garage = 28.9 sq m / 312 sq ft
 Outbuilding = 16.9 sq m / 182 sq ft
 Total = 179.7 sq m / 1,936 sq ft



Summer House
 5.92 x 2.82
 19'5 x 9'3

Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Garage
 5.49 x 5.26
 18'0 x 17'3

(Not Shown In Actual
 Location / Orientation)



**Bedroom 4 /
 Study**
 4.88 x 2.57
 16'0 x 8'5



Ground Floor



First Floor

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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