



AN EXTENDED & WELL PRESENTED 4 BEDROOM, 3 BATHROOM DETACHED FAMILY HOME IN EXCESS OF 2,120 SQ. FT

Hill Rise, Chalfont St Peter, Gerrards Cross, SL9 9BH

ROBSONS

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THREE RECEPTION ROOMS • KITCHEN • LIBRARY • UTILITY ROOM • FOUR BEDROOMS (ONE WITH ENSUITE) • FAMILY BATHROOM • SHOWER ROOM • 148' LANDSCAPED GARDENS & DETACHED GARDEN STUDIO • OFF STREET PARKING FOR MULTIPLE CARS • GARAGE & EV CHARGER

Description

A well presented 4 bedroom, 3 bathroom detached family home in excess of 2,120 sq. ft offering generously proportioned interiors, a private rear garden, off street parking and no onward chain. This delightful property is situated on a private and sought-after road with a number of schools and excellent transport links close by.

Upon entering the property, you are greeted by a generous and light hallway with a delightful seating area, a shower room and stairs to the first floor. The hallway is flanked by a dual-aspect sitting room to the left and a study to the right. The spacious kitchen offers a range of fitted units, integrated appliances and ample space for a dining table and chairs.





Off the kitchen is a lobby with side access, a utility room and a library with steps leading to a spacious second reception room with French doors opening out to the garden.

Completing the ground floor is a bedroom with access to the garden and an ensuite shower room.

To the first floor there are three further well-proportioned bedrooms, two with air conditioning, and a family bathroom. Two of the bedrooms have fitted wardrobes as well as access to eaves storage areas. There is also a boarded loft space.

Externally, this lovely home offers a well-maintained, private landscaped rear garden with lawn, established shrubs, fruit trees, vegetable patch, gravel seating area and paved patio. The garden also benefits from a large studio/gym. To the front is a gravel driveway providing off street parking for several cars, also borders with mature shrubs and specimen trees, plus garage and side access to the house as well as the rear garden.

Additional Information

Tenure: Freehold

Local Authority: Buckinghamshire County Council

Council Tax Band: F

Energy Efficiency Rating: D

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



Approximate Gross Internal Area = 197.1 sq m / 2,121 sq ft
 Garage = 14.8 sq m / 160 sq ft
 Outbuildings = 56.8 sq m / 612 sq ft
 Total = 268.7 sq m / 2893 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ
 Tel: 01923 285525 Email: chorleywood@robsonswb.com
www.robsonswb.com

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