



Monument Lane, Chalfont St. Peter
Gerrards Cross, Buckinghamshire, SL9



Beyond your expectations

Huge potential to update or modernise

Hamptons International

36 Packhorse Road, Gerrards Cross, Bucks, SL9 8ED

Sales. 01753 886464

gerrardsx@hamptons-int.com

www.hamptons.co.uk

In need of modernising | Detached | 3 Receptions | 4 Bedrooms | 1 Bathroom | Outbuildings | Gardens | Garage and Parking

Guide Price £799,950 Freehold

Description

Constructed around 1881 is this charming 4 bedroom detached family home full of character features with huge potential to update*, modernise or extend, subject to the normal planning constraints. Plot approaches 1/4 acre in all. NO ONWARD CHAIN.

*There is a septic tank in the rear garden and the boiler is not working. The property has spacious accommodation which flows very well from the entrance hall that leads to a formal living room with bay window overlooking the rear garden through to the dining room, and a breakfast room and a galley kitchen and pantry beyond.

Four good size bedrooms and a family bathroom with separate WC are located on the first floor.

Outside

A pretty front garden with established mature trees and a driveway with parking for several cars leading to a garage and out buildings including a workshop, gardener's WC and coal store.

The private and well screened rear garden is mostly laid to lawn with mature trees, shrubs and plants.

Location

Buckinghamshire is renowned for its excellent range of schooling both state and independent - further information can be sourced via the local authority's (Chiltern District Council) website (using the Postcode SL9 0).

Additional Information

The property is located on the northern side of the popular village of Chalfont St Peter. Within Chalfont St Peter are a good variety of day to day shops, pubs, restaurants & local schools. The Chiltern Rail Link operates from nearby Gerrards Cross (with M&S Simply Food, Tesco, Waitrose, Sainsburys Local), with fast trains into London Marylebone taking circa 18-20 minutes. The motorway network (M25, M4, etc) can be accessed from M40 Junction 1 (Denham).



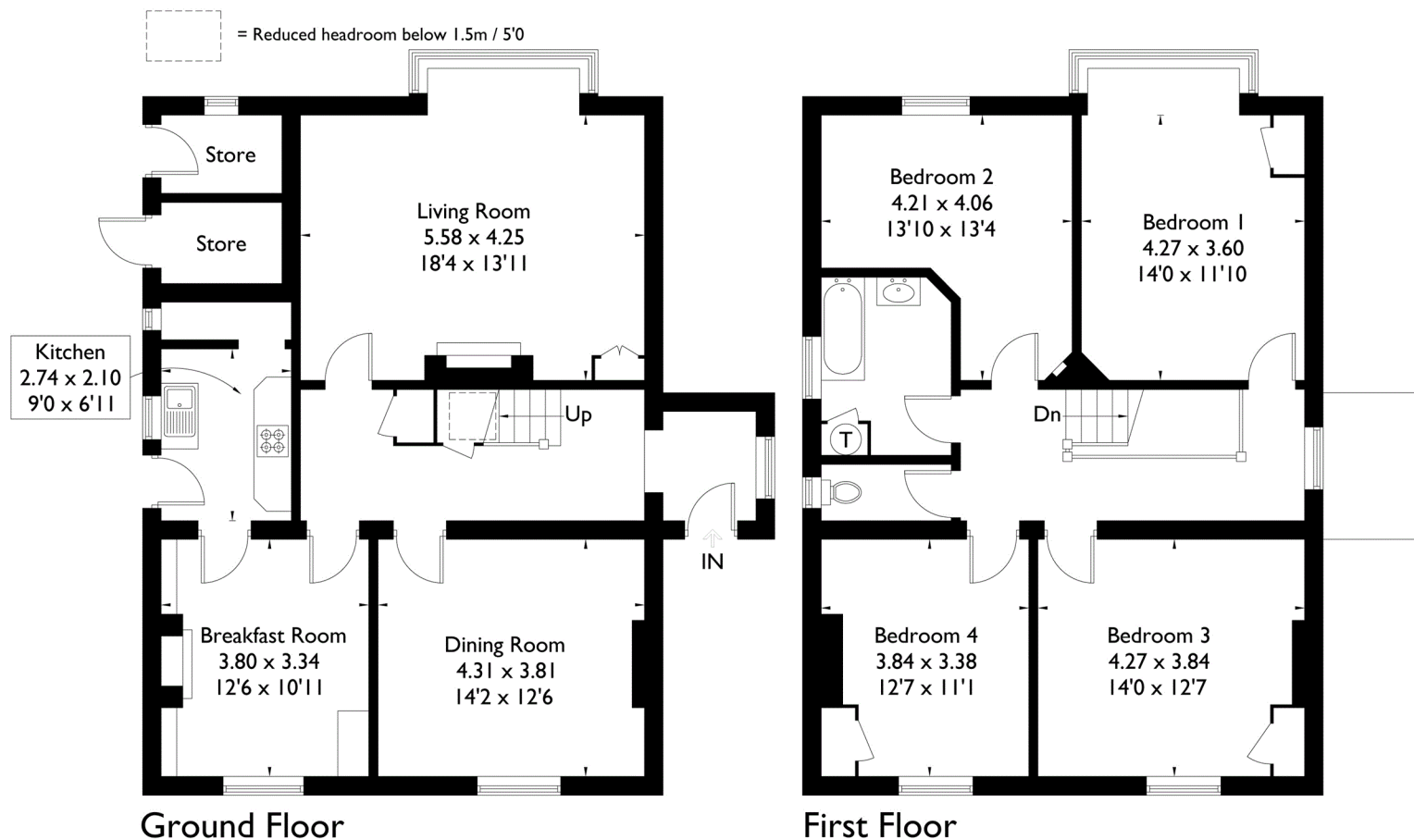
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 165.4 sq m / 1780 sq ft

Stores = 5.3 sq m / 57 sq ft

Total = 170.7 sq m / 1837 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 206476

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

