



A deceptive family home with potential

Silvermere, Park Grove, Chalfont St. Giles, Buckinghamshire, HP8 4BG

Freehold



Entrance hall • split level lounge/dining room • sun room
• study • kitchen/diner • utility room • 3 bedrooms
2 bath/shower rooms • mature plot 1/3 acre • driveway
parking • double length garage/workshop • EPC = F

Description

A detached single storey family home providing deceptive and adaptable accommodation in excess of 2,000sqft, with enormous potential to further enlarge and improve subject to planning. The property is cleverly arranged around a central hallway, with the living and bedroom accommodation split on either side.

The living accommodation comprises a lovely part vaulted split level main reception, with a separate home office/study and pleasant sun room. To the rear of the property is a good size kitchen/diner. Located on the other side of the hallway are the double bedrooms, the principle with an en suite shower room & dressing room, and a family bathroom. There is also a useful utility room and separate cloakroom.

The property sits centrally on its mature plot approaching 1/3 acre. The rear garden is laid to lawn with high hedgerows offering privacy and a large patio spanning the rear elevation to provide a secluded entertaining space. Within the rear garden are two handy outdoor stores.

To the front of the house, a sweeping carriage drive allows for ample parking and leads to the integral double length garage/workshop.

Situation

Park Grove is a residential 'no through road' off highly sought after Burtons Lane which itself leads into the heart of Little Chalfont village centre, less than a mile away.

There is a vibrant local shopping parade together with Chalfont & Latimer Metropolitan/Chiltern line station providing commuter service for Baker Street/ Marylebone respectively. The M25 with its connections to the general motorway network and Heathrow Airport is accessible at Chorleywood J18.

The area is renowned for its excellent educational facilities including Dr Challoner's High School for girls also in Little Chalfont and Dr Challoner's school for boys in Amersham.

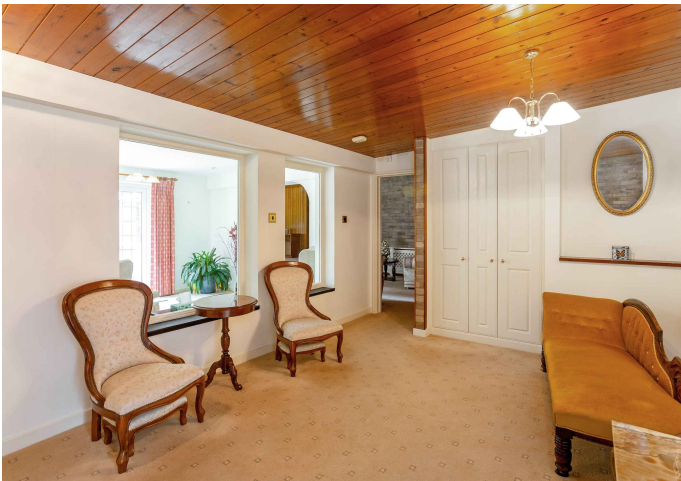
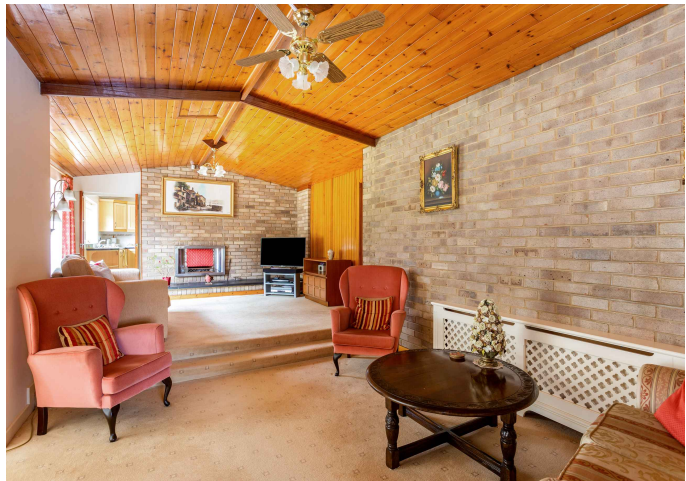
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

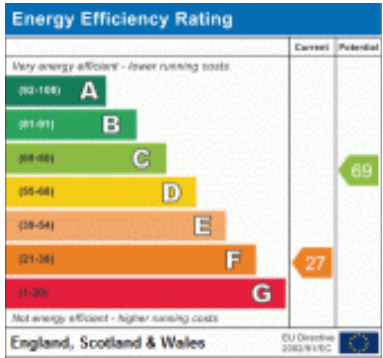




Approximate Area = 178.9 sq m / 1926 sq ft (Excluding Sheds)
Garage = 30.1 sq m / 324 sq ft
Total = 209.0 sq m / 2250 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
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