

# Hamptons

INTERNATIONAL



**Grange Road, Gerrards Cross, SL9**

4  3  1 

OFFERS IN EXCESS OF

**£1,080,000**

**(£1,075,000)**

## Property details

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### Key features

- **Modern Development**
- **2 Ensuites**
- **Integral Garage**
- **Kitchen/Diner**
- **Summer House**

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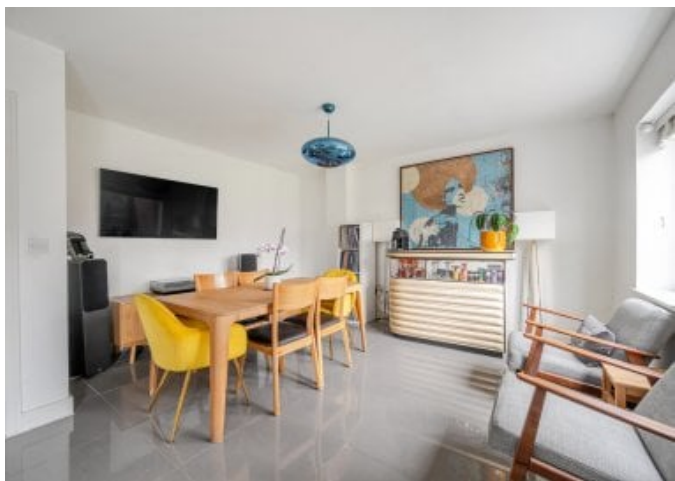
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## Description

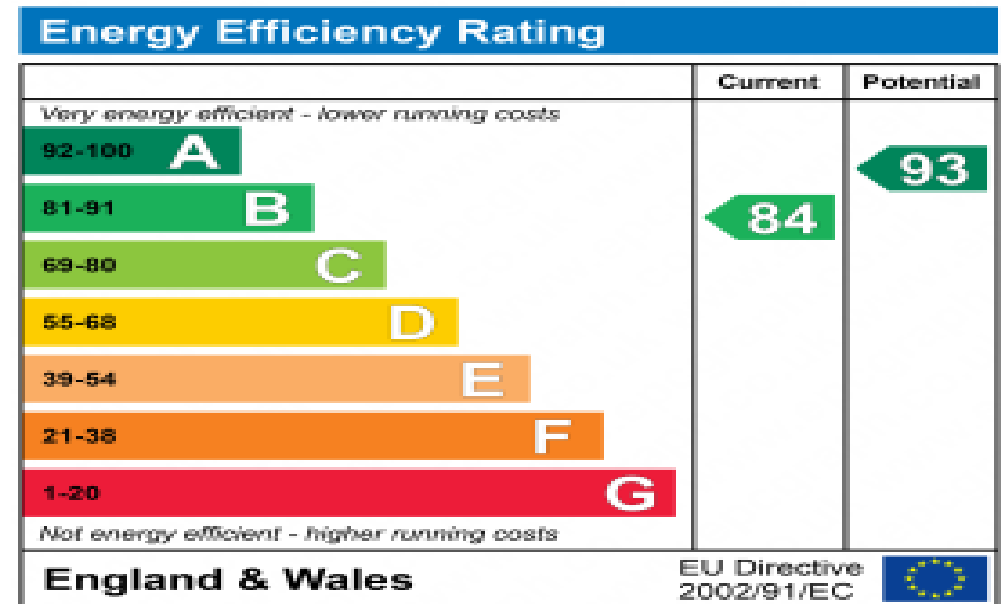
Built in 2017 by Linden Homes to a high specification, this superb four-bedroom detached home is positioned within one of Chalfont St. Peter's most sought-after modern developments. The property offers beautifully balanced accommodation, elegant finishes, and a layout perfectly suited to modern family living. The ground floor features a spacious open-plan kitchen, dining and family area with modern fittings and direct access to the rear garden. Attractive porcelain floor tiles flow throughout the kitchen/diner from the hallway. There is also a separate utility area with integrated washer/dryer accessed via the kitchen. A carpeted sitting room provides a good space to relax. A guest cloakroom completes this floor. Upstairs, the principal bedroom has its own generous en-suite, with a second en-suite serving another double bedroom. Two further double bedrooms and a family bathroom complete the first floor. There is plenty of space in all rooms. The principal bedroom and bedroom 4 benefit from fitted John Lewis wardrobes. This is a superb, move-in-ready family home offering modern comfort, generous space, and an excellent location close to local amenities and transport links. Outside Externally, the property benefits from a full-sized garage, a well-kept rear garden that has side access, a versatile summer house suitable for work or leisure use, and a practical garden shed. There is also a EV charger supplied. Situation Chalfont St Peter is a popular commuter location about 23 miles from Central London. The property is a short walk to the village centre and close to Gerrards Cross, which offers excellent shopping, restaurants, an Everyman Cinema, and fast trains to London Marylebone in around 18 minutes. Road connections are strong, with the M40 (J1) nearby and easy access to the wider motorway network and major airports. The area also provides great leisure options, including tennis, golf, a local leisure centre, and scenic country walks towards Jordans, Seer Green and Chalfont St Giles. Property Ref Number: HAM-62968











# Floor plan

Approximate Area = 1444 sq ft / 134.1 sq m  
Garage = 200 sq ft / 18.5 sq m  
Outbuildings = 77 sq ft / 7.1 sq m  
Total = 1721 sq ft / 159.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement, 2nd Edition.

# Location

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