



- Two Bedroom Family Home
- Off Street Parking
- Walking Distance To The Village
- Walking Distance To Gold Hill Common
- Gas Central Heating & Double Glazing
- Excellent Presentation Throughout
- Kitchen/Dining Room
- Close By To Good Schools
- Detached Cabin/Home Office To Rear Of Garden
- EPC Rating D

A beautifully presented and refitted two double bedroom End-of-terrace family home within a short walk of Gold Hill Common. Situated on Layters Close and having a good sized plot offering the potential for side extension (STPP).

This well-presented accommodation briefly comprises; entrance porch, bright lounge with dual aspect, modern fitted kitchen/diner having a sleek range of base and eye level units with an integrated oven, hob, dishwasher, wine cooler and a breakfast bar with seating. French doors open onto the attractive large garden, offering two separate patio areas.

To the first floor there are two double bedrooms and a family bathroom with modern white suite. The front offers off street parking for up to three cars and the attractive raised patio area at the rear of the garden has access to a newly fitted cabin (with electric) which can be used as a home office.

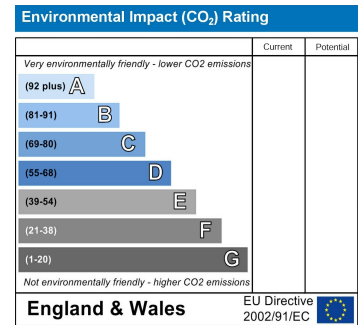
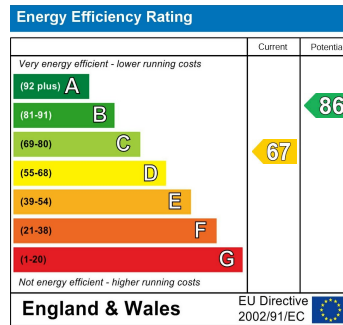
Benefits include, gas central heating, double glazing and the potential for extension (STPP).

Layters Close is a short stroll from Gold Hill Common and within walking distance of the village with all its amenities. Gerard's Cross Chiltern Line is also close by, as are excellent primary and secondary schools.

Price: £485,000  
Tenure: Freehold  
Local Authority: Buckinghamshire  
EPC Rating: D

An employee of Lakin & Co has an interest in the sale of this property.

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract



**Layers Close, Chalfont St Peter, Chalfont St Peter, SL9**

Approximate Area = 778 sq ft / 72.2 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 859 sq ft / 79.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Lakin & Co. REF: 1064103

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