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THETFORD, ORCHARD GROVE

CHALFONT ST PETER, BUCKINGHAMSHIRE SL9 9EX



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THE BESPOKE KITCHEN
FEATURES AN EXTENSIVE
RANGE OF INTEGRATED
BOSCH APPLIANCES



ONE OF JUST TWO HIGH QUALITY NEW HOMES CONSTRUCTED BY RIVERGATE HOMES WITHIN A CONVENIENT AND DESIRABLE VILLAGE LOCATION

- Three Bedrooms, Bathroom And Ensuite Shower Room
- Quality Flooring Fitted Throughout
- Breakout Kitchen With Integrated Bosch Appliances
- Southerly Landscaped Garden, Paved Drive And Views To Common

The house is approached via a brick paved path to a wide entrance porch and double glazed front door to a spacious entrance hall. There is a downstairs cloakroom which is nicely fitted out with a Roca suite of hand basin with drawer below, WC with a concealed cistern, heated towel rail and a tiled floor.

The triple aspect Lounge is a bright and airy room with views across to Gold Hill from the picture window and door to the rear. There is an attractive square bay window to the front.

The superb Kitchen/Dining Room is another bright room being dual aspect with an extensive range of white cupboards and drawers with Quartz work surfaces and splash backs. The kitchen has been supplied and installed by Expression Interiors of Chalfont St Peter. There is a full range of integrated Bosch appliances including an induction hob with stainless steel extractor above, oven and grill, dishwasher, washer/dryer and a fridge freezer. There is a deep stainless steel sink with a mixer tap as well as plenty of space for a table and chairs.

On the first floor there is a bright and spacious landing from which all three bedrooms are approached. The airing cupboard houses the pressurised water cylinder.

Bedroom One measures 14' x 12'2 and has a built-in double wardrobe and a well equipped en-suite shower room complete with a Duravit hand basin with storage drawers below, Roca WC with concealed cistern, 120cm wide shower enclosure with twin headed shower, attractively tiled walls and floor, fitted mirror, heated towel rail. Bedroom Two measures 12'2 x 8'8 and Bedroom Three measures 10'2 x 6'11. The superb family bathroom comprises a Roca suite of hand basin, WC with concealed cistern, panel enclosed bath with shower above and glass folding side screen, large fitted mirror, heated towel rail, attractive floor and wall tiling.

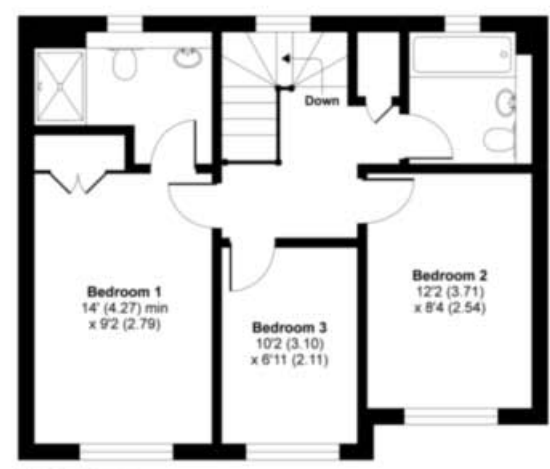
The garden enjoys a southerly aspect and features a raised split-level paved patio with attractive wrought-iron railing and steps leading down to a level area of lawn which is well enclosed by panel fencing and features attractive planting. To the side of the property is a brick paved driveway which measures 32' x 9'9. To the front there is brick walling and wrought iron railings together with some thoughtful planting to create a most attractive frontage.

Please note the interior photos and plans relate to the near identical Ashdown property next door.

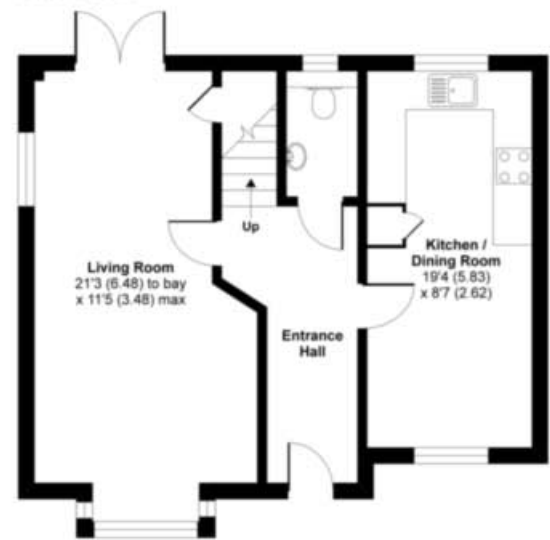
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FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Nicholas Moss. REF: 619610