



# Lal-Koti

Latchmoor Avenue, Chalfont St Peter/Gerrards Cross



BNP PARIBAS GROUP

## A most elegant residence built in 1914 set within a charming level plot approaching half an acre.

Located within one of the finest private roads in Gerrards Cross., this charming family home offers spacious and impeccably presented accommodation throughout.



**5 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**LANDSCAPED GARDEN**



**FREEHOLD**



**VILLAGE**



**4,363 SQ FT**



**ASKING PRICE  
£2,950,000**



### The property

Lal-Koti showcases thoughtfully designed interiors throughout by a professional interior designer, offering a balance of elegance and stylish interior.

The grand reception hallway creates a welcoming ambience and flows into the principal sitting room with marble fire place and gas grates, music room, dining room with marble style fireplace, Kitchen/ breakfast room and family room. The modern stylish kitchen is generously equipped with a stylish range of base and eye level units, high quality fitted appliances, hot tap, and a large central breakfast bar with space for five stools. From here the kitchen opens onto the breakfast area and thereafter into the stunning orangery with twin aspect bifold doors and enjoying excellent views of the rear garden. The cosy family room is of double aspect with a doorway out onto a private courtyard area. The kitchen and conservatory has the additional benefit of underfloor heating.

On the first floor, access is provided to all six bedrooms including the principal suite, dressing area,

en suite bathroom that benefits with underfloor heating and a large demister mirror. There is a guest room with en suite bathroom and family bathroom for further bedrooms.



## Outside

Outside, the front of the property provides a carriage driveway with parking for up to ten cars and double garage. The rear garden is one of the many features to this fine home being level and laid to lawn, including a large patio area, ideal for al fresco dining and entertaining. The boundaries are enclosed by shaped hedging.

## Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco as well as a host of independent stores, hotels, restaurants, cafes, public houses, an Everyman cinema and community library.

Local sporting amenities are excellent and include Bull Lane Tennis Club, Gerrards Cross Golf Club, Gerrards Cross Squash Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

Ideal for the commuter, the nearby M40 links to the M25, M4, M1 and Heathrow and Gatwick Airports,

while Gerrards Cross Chiltern main line station offers a fast train to London Marylebone, in around 19 minutes, as well as trains to Bicester Village, Oxford and Birmingham.

The area offers a good selection of state primary, secondary and Grammar schooling together with a host of independent schools, including Thorpe House, Gayhurst & St Mary's.



## Distances

- Gerrards Cross approx. 1 mile

## Nearby Stations

- Gerrards Cross approx. 0.8 miles

## Key Locations

- Gerrards Cross
- Chalfont St Peter
- Beaconsfield

## Nearby Schools

- Gerrards Cross CofE School
- St Joseph's Catholic School
- Thorpe House School
- Maltman's Green School
- Gayhurst School
- Beaconsfield High School
- The Beaconsfield School
- Chalfonts Community College
- Dr Challoner's High School
- Dr Challoner's Grammar



Approximate Gross Internal Area  
 Ground Floor = 208.1 sq m / 2,240 sq ft  
 First Floor = 165.8 sq m / 1,785 sq ft  
 Garage = 30.6 sq m / 329 sq ft  
 External Wc = 0.8 sq m / 9 sq ft  
 Total = 405.3 sq m / 4,363 sq ft



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

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### Floorplans

House internal area 4,363 sq ft (405.3 sq m) includes garage

For identification purposes only.

### Directions

SL9 8LL

what3words: ///expect.cups.poppy

### General

Local Authority: Chiltern

Services: mains gas, electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: band G

EPC Rating: C

Tenure: Freehold

## Gerrards Cross

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