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estate agents



Fieldway

Chalfont St Peter, Buckinghamshire, SL9 9SQ



£710,000 Freehold

A unique opportunity to acquire a deceptively spacious detached, double-fronted bungalow. The property is situated within a few minutes level walk of the Village centre with all its amenities. Upon arrival, interested parties are greeted by a warm and welcoming entrance hall leading to a generously extended lounge at the rear of the property. Off this room is a well fitted kitchen/breakfast room. There are three generous bedrooms, the master bedroom having a shower room ensuite. The property is completed by a family bathroom. A low walled garden to front, featuring a paved driveway, allows parking for two cars. Gated pedestrian side entrances lead to a lovely rear garden. Further features include gas central heating and double glazing.

Entrance Hall

UPVC front door with opaque glass inset and opaque glass windows either side, overlooking front aspect. Coved ceiling. Wall thermostat for central heating. Access to insulated and part boarded loft with fold down aluminium ladder. Radiator.

Living Room

18' 4" x 17' 3" (5.60m x 5.25m) False fireplace with wooden mantle, marble inset and hearth. Coved ceiling. Two wall light points. Radiator with ornate cover and further radiator. Double glazed windows overlooking rear aspect. Double casement doors with double glazed glass insets leading to rear garden Door to:

Kitchen/Breakfast Room

19' 0" x 10' 8" (5.80m x 3.26m) Double aspect room with double glazed windows overlooking rear and side aspects. Well fitted with Shaker style wall and base units. Wood block work surfaces with tiled splash backs. Single bowl drainer sink with mixer tap. Built in oven and grill. Four ring gas hob with extractor hood over. Built in fridge/freezer. Fitted dishwasher. Plumbed for washing machine. Downlighters. Under cupboard lighting. Radiator. Casement door leading to outside lobby area with double glazed glass insets and double glazed windows either side leading to rear.

Bedroom 1

14' 2" x 11' 11" (4.33m x 3.64m) Feature double glazed bay window overlooking front aspect. Fitted double wardrobe. Coved ceiling. Hanging picture rail. Two wall light points. Dimmer switch. Radiator. Door to:

En Suite Shower Room

Fully tiled with a white suite incorporating WC, wash hand basin with mixer tap, and walk in shower. Heated chrome towel rail. Tiled floor. Downlighters. Expel air.

Bedroom 2

14' 3" x 12' 0" (4.35m x 3.65m) Feature double glazed bay window overlooking front aspect. Fitted double wardrobe. Coved ceiling. Cupboard housing wall mounted central heating boiler. Storage space. Dimmer switch. Radiator.

Bedroom 3

11' 10" x 7' 5" (3.60m x 2.26m) Coved ceiling. Radiator. Opaque double glazed window overlooking side aspect.

Bathroom

Half tiled with a white suite incorporating bath with mixer tap and hand held shower attachment, WC, and wash hand basin set into vanity unit with mixer tap. Downlighters. Coved ceiling. Expel air. Tiled floor. Heated chrome towel rail.

Outside

To The Front

Brick herringbone driveway providing off street parking for two cars. Brick and wooden fence boundaries. Flower bed borders. Storm porch with downlighter and red tiled floor.

To The Rear

Garden mainly laid to lawn with paved patio area. Wooden fence boundaries and laurel hedging. Flowerbed borders. Pedestrian gate at rear giving direct access to Mill Meadow. Greenhouse with power. Large store beneath the bungalow with power and light. Pedestrian side access to both sides with wrought iron gates.

Shed

9' 10" x 9' 10" (3.00m x 3.00m) Large wooden garden shed with light and power.



Approximate Gross Internal Area = 110.5 sq m / 1,189 sq ft
 Shed = 9.0 sq m / 97 sq ft
 Total = 119.5 sq m / 1,286 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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