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Wheatley Way
Chalfont St Peter, Buckinghamshire, SL9 0JF



£799,950 Freehold

An extended detached bungalow situated on a level plot on the Chalfont Common side of the Village, within a few minutes walk of a local shop and within easy reach of the Village centre with all its amenities and excellent schools. The accommodation comprises an entrance hall, living room, dining room, kitchen, conservatory, three bedrooms, master with en suite shower room, and a bathroom. Features include gas central heating, double glazing, off street parking for several cars, an attached double garage, further single garage, and gardens to the front and rear. No upper chain.

Entrance Porch

Enclosed with a UPVC door with double glazed glass insets and double glazed windows overlooking front aspect.

Entrance Hall

Wooden front door with opaque glass insets and opaque windows either side. Large walk in cloaks cupboard housing gas and electric meters. Airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Downlighters. Wall mounted thermostat control. Two wall light points. Radiator. Access to loft.

Lounge

17' 0" x 12' 6" (5.18m x 3.81m) Feature Adam style fireplace with wooden mantle, marble inset and hearth, and gas coal effect fire. TV point. Four wall light points. Coved ceiling. Radiator. Double glazed window overlooking front aspect. Archway to:

Dining Room

12' 11" x 11' 8" (3.94m x 3.56m) Two wall light points. Coved ceiling. Radiator. Door to kitchen. Sliding double glazed patio doors to:

Conservatory

18' 0" x 8' 11" (5.49m x 2.72m) TV point. Radiator. Casement door leading to rear garden.

Kitchen

12' 11" x 8' 10" (3.94m x 2.69m) Well fitted with wall and base units. Wooden work surfaces with tiled splash backs. One and a half bowl stainless steel sink unit with mixer tap and drainer. Breakfast counter. Four ring electric hob with glass splashback and extractor hood over. Built in oven and grill. Plumbed for dish washer. Space for fridge. Coved ceiling. Radiator. Door to dining room and sliding door to conservatory.

Bedroom 1

10' 0" x 9' 11" (3.05m x 3.02m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect. Door to:

En Suite Shower Room

Fully tiled with a suite comprising, WC, wash hand basin, and walk in shower. Downlighters. Radiator. Opaque double glazed window overlooking rear aspect.

Bedroom 2

12' 0" x 11' 11" (3.66m x 3.63m) Full wall length fitted wardrobes, fitted vanity unit with drawers under and fitted bedhead with bedside lockers and cupboards over. Downlighters. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

Bedroom 3

10' 0" x 7' 8" (3.05m x 2.34m) Large built in wardrobe. Radiator. Double glazed window overlooking side aspect.

Bathroom

Fully tiled with a suite comprising WC, wash hand basin with mixer tap, and bath with mixer tap and wall shower attachment. Downlighters. Radiator. Opaque double glazed windows overlooking rear aspect.

Outside

Double Garage

20' 6" x 13' 2" (6.25m x 4.01m) Up and over electric door. Light and power. Wall mounted central heating boiler. Window overlooking rear aspect. Casement door with opaque glass inset leading to rear.

Detached Garage

17' 2" x 8' 6" (5.23m x 2.59m) with parking space in front. Up and over metal door. Light and power. Window overlooking rear aspect. Casement door with glass inset leading to garden.

Front Garden

Mainly laid to lawn with dwarf brick boundary walls. Flower bed borders with a variety of shrubs and plants. Tarmac driveway providing off street parking for several cars. Paved patio. Outside light point.

Rear Garden

A private garden mainly laid to lawn with hedge and wooden fence boundaries. Wide variety of plants and shrubs. Large paved patio area. Garden pond. Outside light point. Outside tap point. Pedestrian wooden gate. Outside Utility room housing dryer.



Approximate Gross Internal Area = 129.4 sq m / 1,393 sq ft
 Garages = 38.8 sq m / 418 sq ft
 Total = 168.2 sq m / 1,811 sq ft

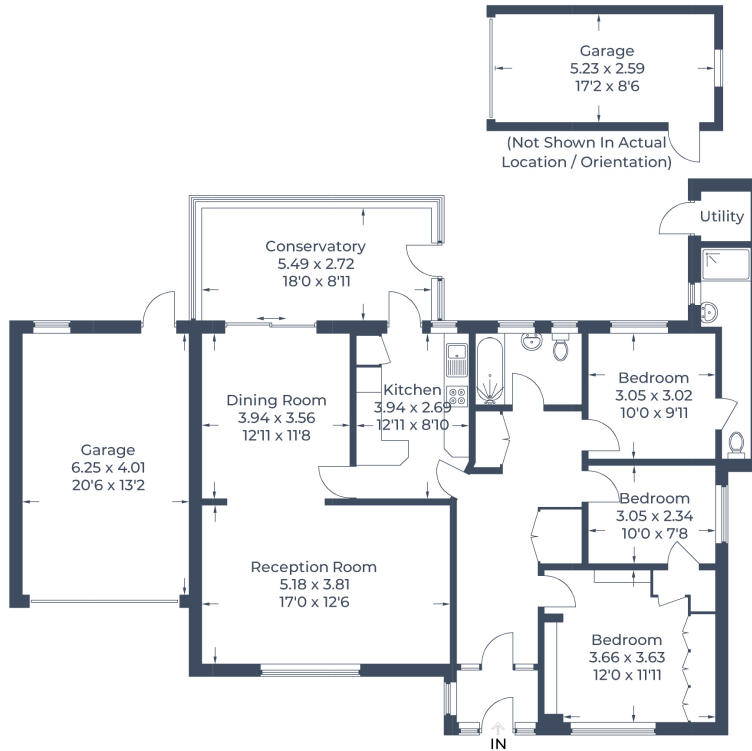


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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