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**Boundary Road**  
Chalfont St Peter, Buckinghamshire, SL9 9PG



## £695,000 Freehold

With views to the rear over open farmland, a wonderful opportunity to purchase a handsome detached family home situated within easy walking distance of the Village centre with all of it's amenities and excellent schools. This fantastic home has been lovingly maintained and although in need of some modernisation, the house offers great potential to any new buyer to put their own stamp onto it. The accommodation on the ground floor comprises an entrance hall, cloakroom, lounge/dining room, conservatory and kitchen. On the first floor there are three bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking, an integral garage and gardens.

### Entrance Lobby

UPVC front door with leaded light glass insets. Tiled floor. Double glazed windows overlooking front aspect. Door with opaque glass insets and window to side leading to:

### Entrance Hall

Stairs leading to first floor and landing. Coved ceiling. Wall thermostat control. Radiator with ornate cover.

### Cloakroom

White suite incorporating WC, and corner wash hand basin with mixer tap and tiled splash back. Expel air.

### Living/Dining Room

19' 8" x 13' 0" (5.99m x 3.96m) L shaped with sliding double glazed patio doors leading to rear garden. Feature fireplace with tiled hearth and mantle and brick inset. Coved ceiling. Three wall light points. Two radiators. Double glazed window overlooking side aspect. Door to:

### Kitchen/Breakfast Room

17' 0" x 8' 3" (5.18m x 2.51m) Well fitted with wall and base units. Work surfaces with tiling over. One and a half bowl Franke sink unit with mixer tap and drainer. Built in oven and grill. Fitted electric hob with extractor hood over. Space for fridge/freezer. Double glazed window looking into conservatory. TV point. Radiator. Casement door with opaque double glazed glass inset leading to:

## Conservatory

8' 8" x 8' 7" (2.64m x 2.62m) Tiled floor. Double glazed windows overlooking garden. Casement door leading to rear garden.

## First Floor

### Landing

Coved ceiling. Access to insulated loft with pull down aluminium ladder. Double glazed window overlooking front aspect.

### Bedroom 1

12' 1" x 11' 0" (3.68m x 3.35m) Full wall length fitted wardrobes. Fitted cupboard units. Fitted vanity unit with drawers under. Coved ceiling. Radiator. Double glazed window with uninterrupted views over open farmland.

### Bedroom 2

13' 5" x 9' 2" (4.08m x 2.80m) Coved ceiling. Radiator. Double glazed window overlooking front and side aspects.

### Bedroom 3

12' 1" x 7' 11" (3.68m x 2.42m) Coved ceiling. Radiator. Double glazed window with uninterrupted views over open farmland.

### Shower Room

Fully tiled with a suite incorporating walk in shower, WC and wash hand basin with mixer tap. Heated chrome towel rail. Double glazed window overlooking front aspect.

### Separate WC

Partly tiled. Opaque double glazed window overlooking side aspect.

## Outside

### Garage

14' 8" x 7' 0" (4.47m x 2.13m) Gas and electric meter. Electric up and over door.

### Front Garden

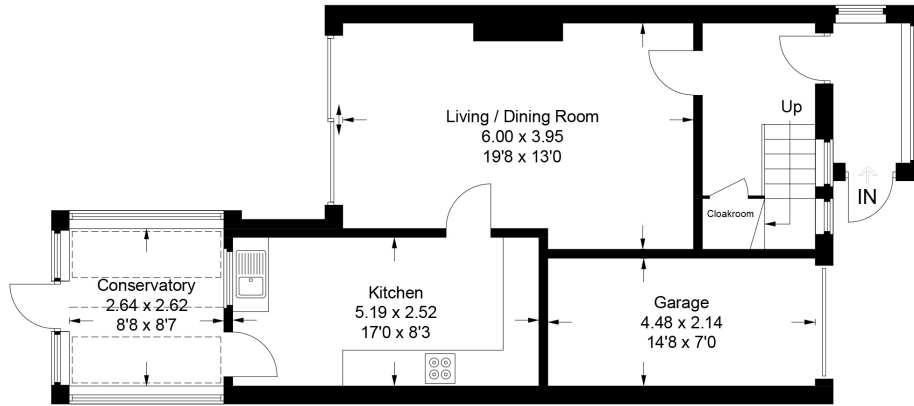
Brick paved driveway providing off street parking. Area laid to lawn with flower bed borders. Hedge boundaries. Outside light point.

### Rear Garden

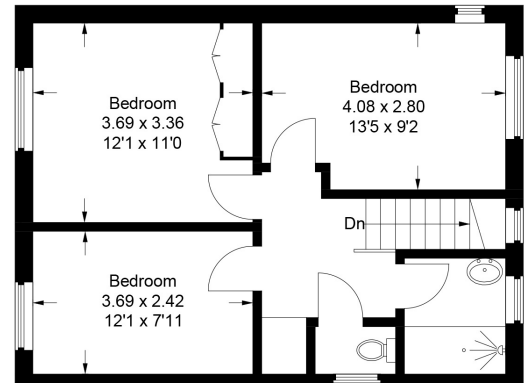
Garden mainly laid to lawn with flower bed borders. Wooden fence boundaries. Variety of shrubs and plants. Paved patio areas. Wooden garden shed. Pedestrian side access with wooden gate.



Approximate Gross Internal Area  
 Ground Floor = 53.8 sq m / 579 sq ft  
 First Floor = 46.9 sq m / 505 sq ft  
 Garage = 9.7 sq m / 104 sq ft  
 Total = 110.4 sq m / 1,188 sq ft



Ground Floor



First Floor

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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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