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**Outfield Road**  
Chalfont St Peter, Buckinghamshire, SL9 9PN



## Offers In Excess Of £400,000 Freehold

Located at an end of a cul de sac, an end of terrace house situated within easy walking distance of the village with all its amenities and excellent schools. The property, although in need of updating and modernisation, has great scope to extend to the side and rear, subject to the usual planning permissions. The accommodation on the ground floor comprises of an entrance lobby, sitting room, dining room, kitchen and utility area. On the first floor there is a landing, two double bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking and a delightful rear garden. No upper chain.

### Entrance Lobby

UPVC front door with opaque leaded light glass inset. Wall thermostat control. Stairs leading to first floor and landing. Double glazed window over looking side aspect. Casement door with opaque glass insets leading to:

### Utility Area

7' 7" x 6' 1" (2.31m x 1.85m) Cupboard housing electric meter. Radiator. Casement door with opaque glass inset leading to covered side passage. Archway to:

### Kitchen

9' 4" x 7' 4" (2.84m x 2.24m) Partly tiled with wall and base units. Worksurfaces. Stainless steel sink unit with mixer tap and drainer. Space for gas cooker. Plumbed for washing machine. Double glazed window over looking rear aspect. Door to:

### Dining Room

9' 4" x 9' 1" (2.84m x 2.77m) Coved ceiling. Radiator. Double glazed window over looking rear aspect.

### Sitting Room

10' 6" x 10' 2" (3.20m x 3.10m) Feature fireplace with wooden mantle, wrought iron inset and tiled hearth. Radiator. Double glazed window over looking front aspect.

### First Floor

#### Landing

Access to loft. Airing cupboard with lagged cylinder and wall mounted central heating boiler unit. Radiator. Double glazed window over looking side aspect.

## Bedroom 1

13' 7" x 10' 5" (4.14m x 3.17m) Fitted wardrobes and cupboard units. Large storage cupboard. Radiator. Two double glazed windows over looking front aspect.

## Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m) Radiator. Double glazed window over looking rear aspect.

## Bathroom

6' 5" x 5' 6" (1.96m x 1.68m) Partly tiled with a suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin. Radiator. Opaque double glazed window over looking rear.

## Outside

### Detached Garage

18' 11" x 9' 8" (5.77m x 2.95m) With up and over door. Pedestrian side door.

### To The Front

Herringbone brick paved driveway. Hedge boundaries and flower bed border.

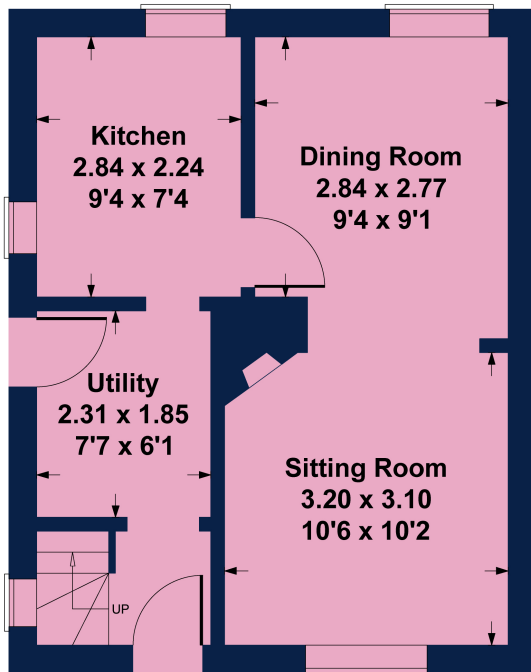
### To The Rear

Garden mainly laid to lawn with wooden fence boundaries. Paved patio area. A wide variety of shrubs, trees and plants. Wooden shed. Greenhouse. Garden pond. Outside tap. Covered pedestrian side access with casement doors either end.

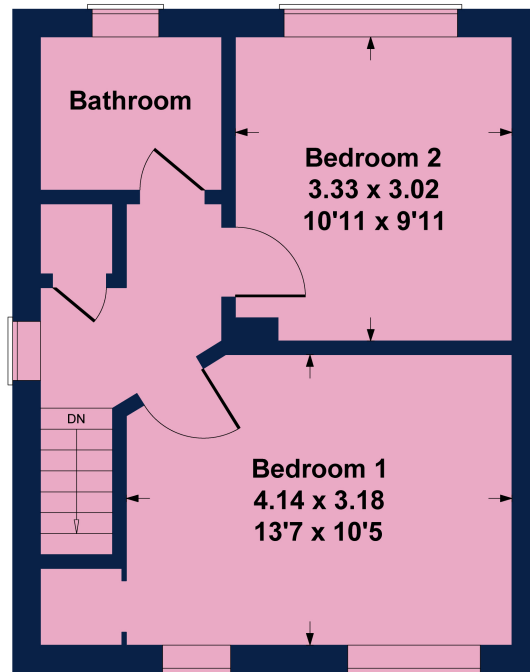


# 7 Outfield Road

Approximate Gross Internal Area  
Ground Floor = 34.2 sq m / 369 sq ft  
First Floor = 34.2 sq m / 369 sq ft  
Total = 68.4 sq m / 738 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2024  
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