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**Foxdell Way**  
Chalfont St Peter, Buckinghamshire, SL9 0PN



£695,000

With far reaching views to the rear over the Misbourne Valley, a pretty detached house, wonderfully positioned in this sought after quiet leafy residential road on the outskirts of the village. Located on a popular residential road on the Chalfont Common side of the village. The property has scope to extend (subject to planning) and it would be the perfect opportunity for those looking for a house with the desire and imagination to create their own ideal family home. The ground floor comprises of entrance hall, cloakroom, lounge, dining room, kitchen and utility area. On the first floor there are two double bedrooms, shower room and separate WC. Further features include gas central heating, double glazing, off street parking and an integral garage.

#### **Entrance Hall**

"L" shaped. Under stairs storage cupboards. Stairs leading to first floor and landing. Radiator.

#### **Cloakroom**

With suite incorporating w.c and wash hand basin with mixer tap and tiled splashback. . Ornate opaque double glazed window over looking front aspect.

#### **Sitting Room**

17' 3" x 10' 10" (5.26m x 3.30m) Triple aspect room with double glazed windows over looking front, rear and side aspects. Feature fireplace with brick surround and tiled hearth and mantle with gas coal effect fire. Three wall light points. Two radiators. Sliding casement door with opaque glass insets leading to:

#### **Dining Room**

11' 1" x 9' 3" (3.38m x 2.82m) Wooden parquet flooring. Coved ceiling. Service hatch to kitchen. Radiator. Double glazed window over looking rear aspect. Casement door with double glazed glass insets leading to rear. .

#### **Kitchen/ Breakfast room**

11' 3" x 11' 0" (3.43m x 3.35m) Double aspect room with double glazed windows over looking side and rear aspects. Fitted with wall and base units. Worksurfaces. Floor mounted central heating boiler. Stainless steel sink unit with drainer. Space for electric cooker. Space for fridge. Plumbed for washing machine. Coved ceiling. Down lighters. Radiator. Door to:

#### **Utility Area**

Fitted cupboard units. UPVC door with opaque double glazed glass inset leading to side. Door to integral garage.



## First Floor

### Landing

Access to loft.

### Bedroom 1

14' 3" x 12' 5" (4.34m x 3.78m) Double aspect room with double glazed windows over looking side and rear aspects with views over the Misbourne Valley. Built in wardrobe. Under eaves storage. Radiator.

### Bedroom 2

13' 4" x 11' 1" (4.06m x 3.38m) Double aspect room with double glazed windows over looking side and rear aspects with views over the Misbourne Valley. Built in wardrobe. Airing cupboard with lagged cylinder and slatted shelving. Radiator.

## Shower Room

Half tiled with a suite comprising a walk in shower and wash hand basin. Down lighters. Radiator. Ornate opaque double glazed window over looking rear aspect.

## Separate W.C

Ornate opaque double glazed window over looking front aspect.

## Outside

### Integral Garage

15' 4" x 11' 0" (4.67m x 3.35m) Up and over metal door. Access to ceiling storage. Light and power. Double glazed window over looking side aspect.

## Front Garden

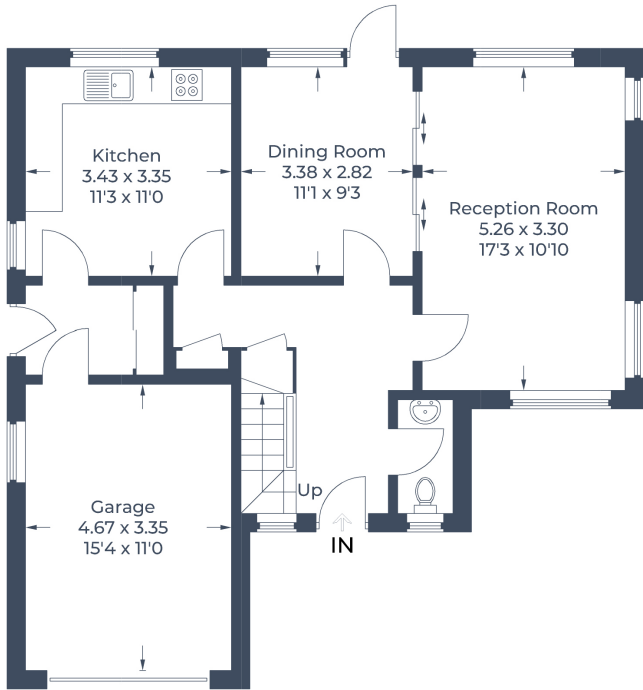
Mainly laid to lawn with flower bed borders. Hedge boundaries. Outside light point. Tarmac driveway.

## Rear Garden

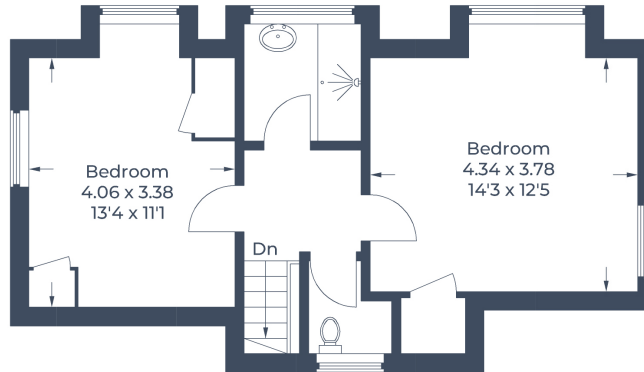
Mainly laid to lawn with hedge and wooden fence boundaries. Flower bed borders. Paved patio areas. Outside light point. Wooden garden shed. Pedestrian side access with wooden gate.



Approximate Gross Internal Area  
 Ground Floor = 74 sq m / 796 sq ft  
 (Including Garage)  
 First Floor = 44.9 sq m / 483 sq ft  
 Total = 118.9 sq m / 1,279 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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