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Layers Green Lane
Chalfont St Peter, Buckinghamshire, SL9 8TJ



£275,000

With distant views from the living room over open fields, a detached park home situated on the outskirts of the village close to open countryside offering any purchaser the perfect opportunity to retire on a budget. On a good size plot in this development, the accommodation comprises of an entrance hall, living room, dining room, two bedrooms, en suite bathroom and a shower room. Further features include gas central heating, double glazing, parking for two cars and a beautifully maintained rear patio garden with a brick-built shed.

Entrance Hall

L shaped, with a UPVC door with opaque double glazed glass inset. Cloaks cupboard. Storage cupboard housing electric meter and shelving. Dado rail. Coved ceiling. Access to loft space. Radiator.

Living Room

5.90m (19' 4") x 3.30m (10' 10") Double aspect room with double glazed bay windows overlooking front and side aspects. Feature Adam style false fireplace with wooden mantle and marble inset and hearth with electric fire. Six wall light points. Coved ceiling. Dado rail. Two radiators. Archway opening into:

Dining Area

2.40m (7' 10") x 2.70m (8' 10") Double glazed window overlooking front aspect. Dado rail. Coved ceiling. Two wall points. Radiator. Windows and door to entrance hall. Door to:

Kitchen

2.60m (8' 6") x 3.10m (10' 2") Well fitted with wall and base units. Granite effect work surfaces with tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap and drainer. Integrated double oven. Four ring gas hob with extractor hood over. Dishwasher. Fridge/freezer. Expel air. Downlighters. Coved ceiling. Double glazed window overlooking rear aspect. Door to:

Utility Room

2.30m (7' 7") x 1.50m (4' 11") Partly tiled with a range of wall and base units. Work surface with Franke sink unit with mixer tap and drainer. Washer/dryer. Cupboard housing gas central heating boiler unit. Large pantry cupboard with radiator. Coved ceiling. Downlighters. Radiator. UPVC door with opaque double glazed glass inset leading to garden.

Bedroom 1

3.90m (12' 10") x 2.90m (9' 6") Double aspect room with double glazed bay window overlooking front aspect and further double glazed window overlooking side aspect. Range of fitted wardrobes, dressing table and up and over cupboards. Coved ceiling. Radiator. Door to:

Ensuite Bathroom

1.70m (5' 7") x 2.10m (6' 11") Partly tiled with a white suite incorporating bath with mixer tap and hand held shower attachment, WC, and wash hand basin set into storage unit. Heated towel rail. Expel air. Shavers point. Coved ceiling. Opaque double glazed window overlooking front aspect.

Bedroom Two

2.80m (9' 2") x 2.70m (8' 10") Range of fitted wardrobes and cupboards. Radiator. Double glazed window overlooking rear aspect.

Shower Room

1.70m (5' 7") x 2.00m (6' 7") Suite incorporating WC, wash hand basin with cupboards under and shower cubicle unit. Heated towel rail. Expel air. Coved ceiling. Dado rail. Radiator. Double glazed opaque window overlooking rear aspect.

Outside

Parking

Two parking spaces.

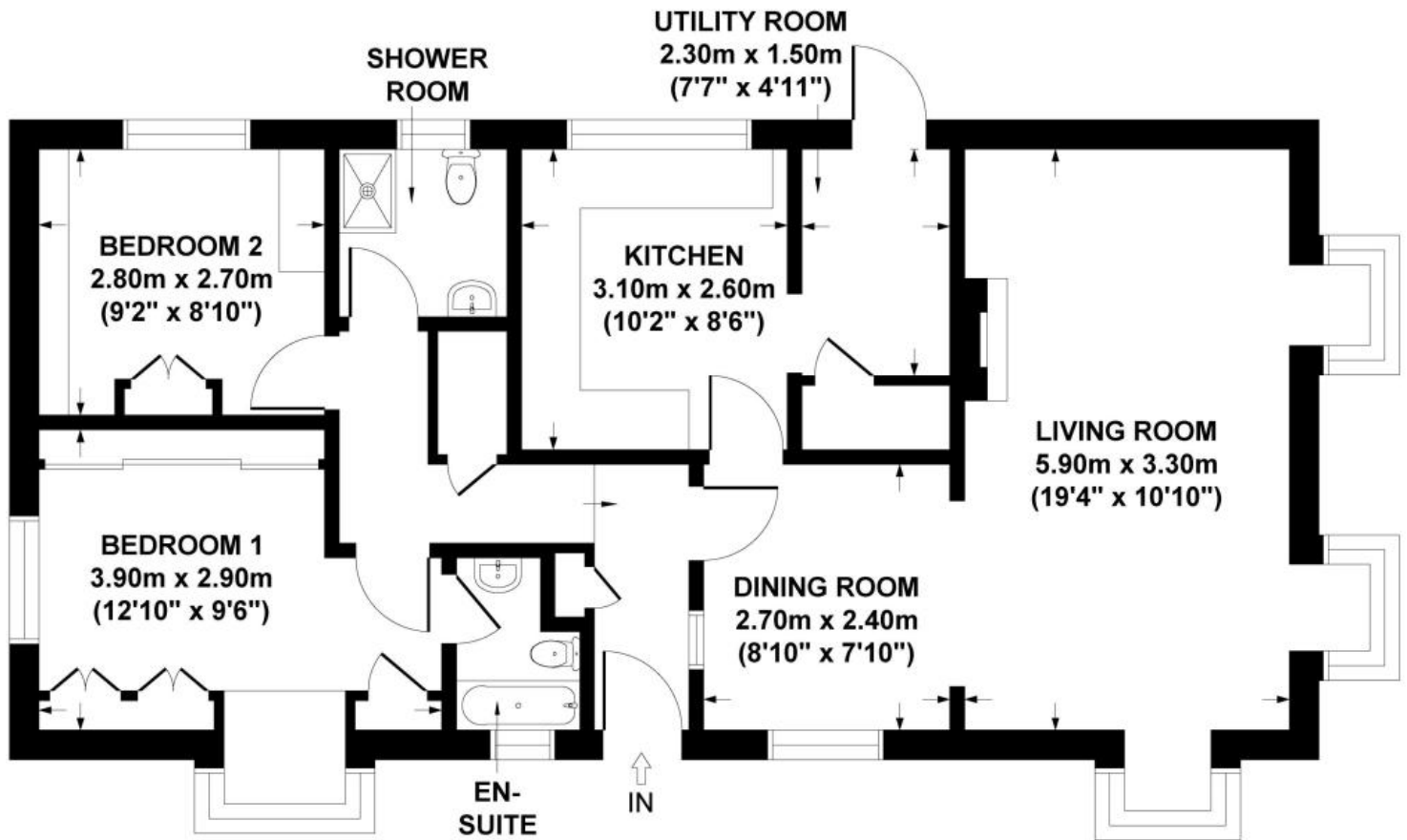
Front Garden

To the front are double width steps leading to the front door. Outside light point. Small areas of lawn to the front and side, with a variety of shrubs.

Rear Garden

To the rear is a delightful garden space with small lawn area and paved patio. Flower bed borders. Outside light points. Outside tap. Brick built storage shed.





**GROSS INTERNAL
FLOOR AREA 78 SQ M / 839 SQ FT**

**LAYTERS GREEN PARK, LAYTERS GREEN ROAD, CHALFONT ST PETER, BUCKINGHAMSHIRE, SL9 8TJ
APPROX. GROSS INTERNAL FLOOR AREA 78 SQ M / 839 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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