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**Wheatley Way**  
Chalfont St Peter, Buckinghamshire, SL9 0JE



## £730,000 Freehold

Rodgers Estate Agents are pleased to present this extended, detached house to the market, offered with a complete upward chain. This fine three-bedroom house is in need of modernisation and updating but has a good balance of living and bedroom accommodation. The property offers potential to develop and extend, subject to the usual planning permissions, and is ideal for a discerning buyer to upgrade to their own requirements. The accommodation on the ground floor comprises of an entrance hall, cloaks, lounge/ dining room, sitting room and a kitchen/ breakfast room. On the first floor there are three good size bedrooms and a bathroom. Further features include gas central heating, part double glazing, off street parking, integral garage and gardens to the front and rear. Situated on the Chalfont Common side of the village, the house is within easy reach of the village centre with all its amenities and excellent schools.

### Entrance Hall

Wooden front door with semi circular opaque window. Opaque window over looking front aspect. Cloaks cupboard. Large under stairs cupboard. Radiator. Stairs leading to first floor and landing.

### Cloakroom

Suite incorporating w.c and wash hand basin. Opaque double glazed window over looking side aspect.

### Living Room

22' 9" x 11' 8" (6.93m x 3.56m) Double aspect room with window over looking front aspect and sliding double glazed patio doors leading to rear garden. Feature fireplace with stone hearth and inset and wooden mantle with shelving either side. Two radiators. Double doors to:

### Sitting Room

19' 0" x 15' 0" (5.79m x 4.57m) Double aspect room with double glazed windows overlooking rear aspect. Wood flooring. Two wall light points. Radiator.

### Kitchen/ Breakfast room

15' 10" x 10' 0" (4.83m x 3.05m) Double aspect room with double glazed windows over looking rear and side aspects. Fitted with wall and base units. Work surfaces with tiling over. Double drainer stainless steel sink unit with mixer tap. Space for electric cooker. Space for fridge/ freezer. Plumbed for washing machine, dryer and dish washer. Service hatch to living room. Floor mounted central heating boiler. UPVC door with double glazed glass inset leading to side access.

## First Floor

### Landing

Access to insulated loft. Covered ceiling. Radiator. Window over looking front aspect.

### Bedroom 1

16' 1" x 10' 8" (4.90m x 3.25m) Fitted double wardrobes. Wash hand basin set into vanity unit with cupboards under and cupboard over. Radiator. Window over looking front aspect.

### Bedroom 2

11' 7" x 11' 4" (3.53m x 3.45m) Large walk in cupboard. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Window over looking rear aspect.

### Bedroom 3

10' 1" x 7' 9" (3.07m x 2.36m) Radiator. Window over looking rear aspect.

### Bathroom

Half tiled with suite incorporating bath, wash hand basin and w.c. Heated towel rail. Two opaque windows over looking side aspect.

### Outside

#### Garage

17' 0" x 8' 2" (5.18m x 2.49m) Wooden front doors with opaque glass insets. Light and power. Gas and electric meters. Electric consumer unit.

### To the front

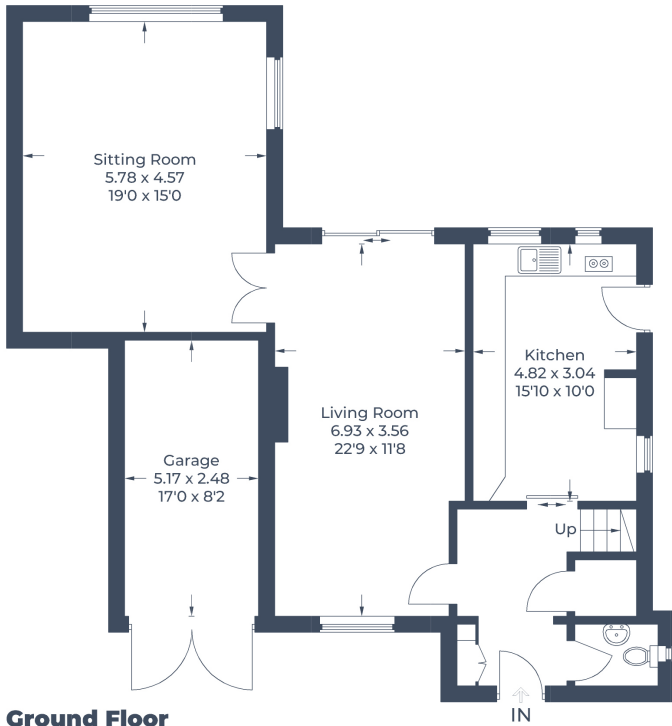
Garden mainly laid to lawn with dwarf red brick wall boundaries and flower bed borders. Ribbed concrete driveway providing off street parking.

### To the rear

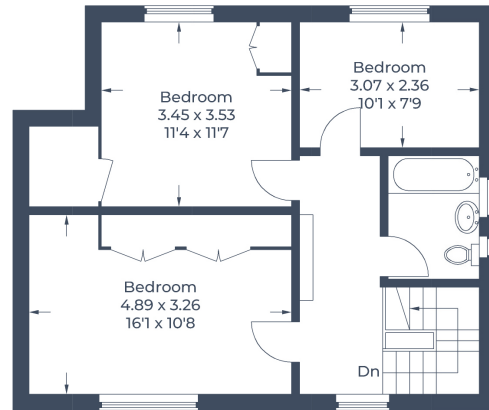
Garden mainly laid to lawn with hedge and wooden fence boundaries. A variety of mature coniferous and deciduous tree, plants and shrubs. Crazy paved patio. Outside tap. Pedestrian side access on both sides of the property with wrought iron gates.



Approximate Gross Internal Area  
 Ground Floor = 78.9 sq m / 849 sq ft  
 First Floor = 55.7 sq m / 599 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 147.8 sq m / 1,590 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>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</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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