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Hill Farm Road
Chalfont St Peter, Buckinghamshire, SL9 0DD



£585,000 Freehold

A perfect family home in the highly desirable Chalfont Common area of Chalfont St Peter. This mid terrace house is presented in immaculate condition throughout and has tremendous potential to extend to the rear as planning permission was granted for a ground and first floor rear extension in 2019 (now lapsed) Application no PL/19/0097/FA. The present accommodation on the ground floor consists of good size fully fitted kitchen and a lounge/diner overlooking the rear garden. On the first floor there is a spacious landing, two excellent sized double bedrooms, a single bedroom and a family bathroom. The south westerly facing rear garden is mainly laid to lawn with a lovely decked area ideal for Al Fresco dining. The house benefits from gas central heating, double glazing, off street parking to the front and an internal garage. The location is one of great convenience with a wealth of amenities nearby including well established schools both primary and secondary. Chalfont St Peter offers a wide range of shops, schools and leisure facilities. A Chiltern Line railway station is located nearby at Gerrards Cross, providing a service to London(Marylebone), and the M40 motorway can be joined at Junction 1 (Denham) giving access to the M25 motorway network. No upper chain.

Entrance Lobby

Kitchen/ Reception

Living/ Dining Room

Bedroom 1

13' 9" x 10' 11" (4.19m x 3.33m) Fitted mirrored slide robes. Dimmer switch. Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 2

13' 9" x 10' 10" (4.19m x 3.30m) Built in double wardrobe. Coved ceiling. Radiator. Double glazed leaded light window over looking rear aspect.

Bedroom 3

9' 1" x 7' 4" (2.77m x 2.24m) Built in double wardrobe. Coved ceiling. Radiator. Double glazed leaded light window over looking rear aspect.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and hand held shower attachment, w.c, wash hand basin with mixer tap and walk in shower with dual function shower system with shower head and hand shower attachment. Down lighters. Heated chrome towel rail. Two double glazed opaque leaded light windows over looking front aspect.

Outside

Integral Garage

19' 4" x 8' 9" (5.89m x 2.67m) Up and over metal door. Tiled floor. Light and power. Plumbed for washing machine and dryer. Space for freezers. Worksurfaces. Gas and electric meters. Wall cupboard unit. Wall mounted central heating boiler unit.

To The Front

Area laid to lawn with hedge boundaries. Mature shrubs. Shingle area. Outside tap point. Outside electrical point. Outside light points. Driveway providing off street parking.

To The Rear

South westerly facing rear garden mainly laid to lawn with wooden fence boundaries. Box hedging and coniferous trees. . Raised wood decking area. Paved patio area. Wooden garden shed. Outside tap point. Outside light point.



Approximate Gross Internal Area
 Ground Floor = 55.1 sq m / 593 sq ft
 (Including Garage)
 First Floor = 45.9 sq m / 494 sq ft
 Shed = 4.0 sq m / 43 sq ft
 Total = 105.0 sq m / 1,130 sq ft

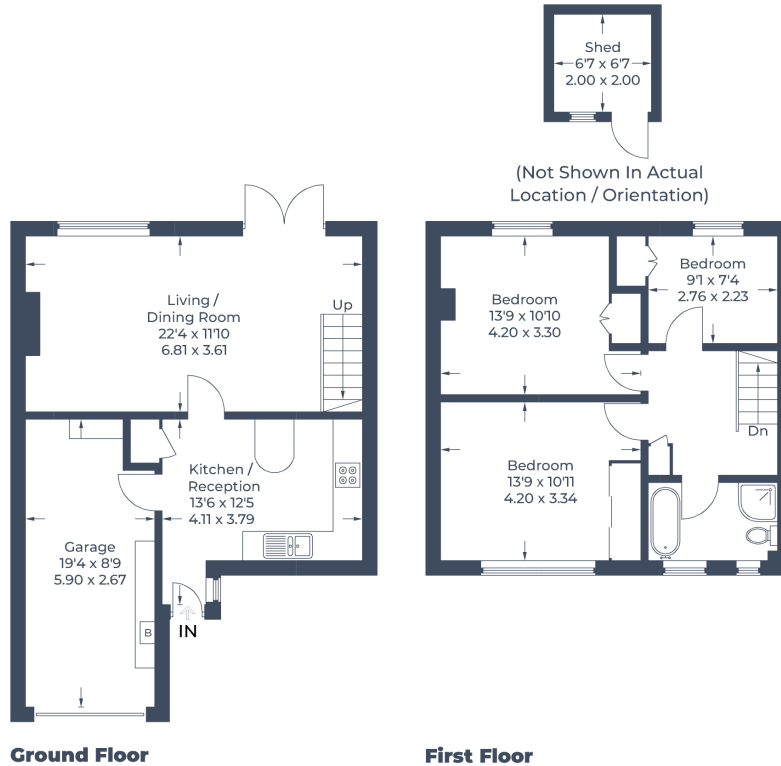


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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