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**Boundary Road**  
Chalfont St Peter, Buckinghamshire, SL9 9PQ



## £750,000 Freehold

Close to open countryside, an extended character cottage situated within easy walking distance of the village centre with all its amenities and Chalfont St Peter infant school and the Church of England Academy School. The property offers excellent living accommodation and has the added advantage of a south facing rear garden with gated rear access providing additional parking as well as parking to the front for two cars. The accommodation on the ground floor comprises of a sitting room, family room/ dining, study, kitchen, utility room and shower room/ cloaks. On the first floor there are three good size bedrooms and a bathroom. Further features include gas central heating and double glazing.

### Entrance Hall

UPVC front door with opaque double glazed glass insets. Radiator. Circular double glazed window over looking front aspect. Stairs leading to first floor and landing.

### Sitting Room

13' 1" x 12' 4" (3.99m x 3.76m) Feature metal fireplace with stone hearth. Covered ceiling. Radiator. Double glazed window over looking front aspect.

### Family/ Dining Room

21' 10" x 9' 2" (6.65m x 2.79m) Radiator. Double glazed window over looking front aspect. Sliding double glazed doors leading to:

### Study

9' 11" x 8' 11" (3.02m x 2.72m) Velux roof light. Down lighters. Laminate flooring. Radiator. Double casement doors with double glazed glass insets leading to garden.

### Kitchen

16' 7" x 8' 10" (5.05m x 2.69m) Well fitted with wall and base units. Granite effect worksurfaces with splash backs with inset circular stainless steel sink unit with mixer tap hose and drainer. Fitted four ring electric hob with extractor hood over. Built in oven and grill. Space for fridge. Plumbed for dishwasher. Down lighters. Larder cupboard. Small breakfast counter. Under stairs storage cupboard. Radiator.

## Utility Room

9' 0" x 8' 10" (2.74m x 2.69m)

Worksurface with inset stainless steel circular sink unit with mixer tap and tiled splashback. Floor mounted cupboard units Plumbed for washing machine. Space for fridge/ freezer. Wall mounted central heating boiler unit. Tiled floor. Down lighters. Radiator. Velux roof light. Double casement doors with double glazed glass insets leading to patio and garden. Door to:

## Shower Room/ Cloaks

White suite incorporating w.c, wash hand basin with mixer tap and cupboard under and walk in shower. Down lighters. Expel air. Heated chrome towel rail. Opaque double glazed window over looking rear aspect.

## First Floor

### Landing

## Bedroom 1

13' 5" x 12' 7" (4.09m x 3.84m) Built in cupboard units. Radiator. Double glazed window over looking front aspect.

## Bedroom 2

13' 3" x 8' 11" (4.04m x 2.72m) Laminate flooring. Radiator. Wash hand basin with mixer tap and cupboard under. Double glazed window over looking rear aspect.

## Bedroom 3

18' 2" x 6' 11" at widest (5.54m x 2.11m) Two radiators. Double aspect room with double glazed windows over looking front and rear aspects.

## Bathroom

Partly tiled with a white suite incorporating bath with wall shower unit, w.c and wash hand basin with cupboard under. Radiator. Opaque double glazed window over looking rear aspect.

## Outside

### To The Front

Brick paved driveway providing off street parking for two cars. Small garden area. Hedge borders. Outside light point.

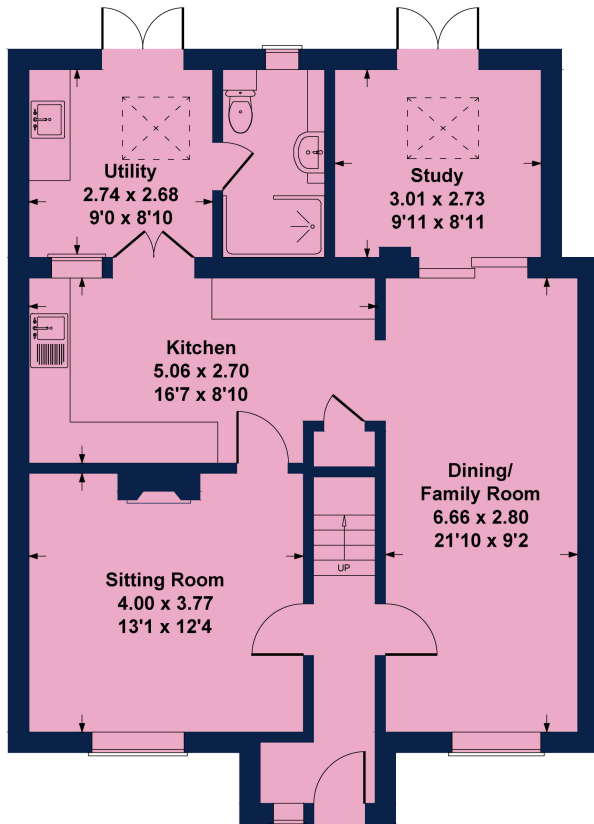
### To The Rear

Circa 75' in length, mainly laid to lawn with wooden sleeper surrounds. Paved patio area. Flower bed borders. Wooden fence boundaries. Wooden garden shed. Outside light points. Tap point. Double wooden gates with hardstanding. providing parking.

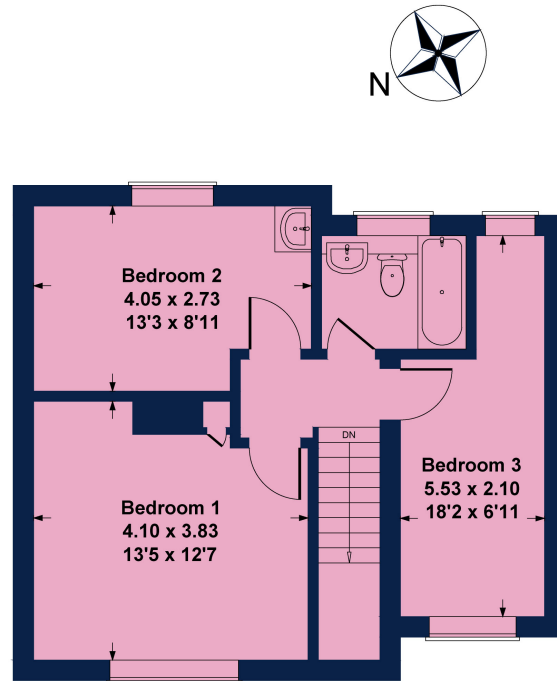


# Mursley

Approximate Gross Internal Area  
Ground Floor = 77.4 sq m / 833 sq ft  
First Floor = 46.3 sq m / 498 sq ft  
Total = 123.7 sq m / 1331 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2024  
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