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estate agents

Lower Road

Chalfont St Peter, Buckinghamshire, SL9 8LB

£965,000 Freehold

Set well back from the road, a handsome detached character house, built circa 1910, situated within easy access of Chalfont St Peter with all its amenities and less than a mile from Gerrards Cross train station. The property does require a certain amount of updating and modernisation but offers great scope for extension, subject to the necessary planning permissions. The accommodation on the ground floor comprises of an entrance hall, cloakroom, sitting room, dining room and kitchen. On the first floor there are three bedrooms and a bathroom. On the second floor is a loft room. Features include gas central heating, off street parking for several cars, a car port and a delightful private and secluded 120' south westerly facing rear garden.

Ground Floor

Entrance Hall

Wooden front door with opaque glass inset. Under stairs cupboard. Radiator. Two windows over looking front aspect. Half return staircase leading to first floor and landing.

Cloakroom

Suite incorporating w.c and wash hand basin. Radiator. Window over looking side aspect.

Living Room

14' 6" x 13' 11" (4.43m x 4.25m) Feature marble fireplace with tiled hearth. Two wall light points. Ornate coved ceiling. Two radiators. Bay window over looking front aspect.

Dining Room

13' 11" x 11' 6" (4.25m x 3.50m) Fireplace with wooden mantle and surround and marble inset. Fitted shelf unit. Hanging picture rail. Radiator. Window over looking rear aspect.

Kitchen

13' 7" x 10' 7" (4.13m x 3.23m) "L" shaped double aspect room with windows over looking side and rear aspects. Fitted with wall and base units. Stainless steel unit with mixer tap and drainer. Partly tiled. Space for gas cooker. Space for fridge. Plumbed for washing machine. Expel air. Floor mounted central heating boiler. Casement door with opaque glass inset leading to rear and garden.

First Floor

Landing

Window over looking side aspect.

Bedroom 1

14' 6" x 13' 11" (4.43m x 4.25m) Built in wardrobe. Ornate metal fireplace. Hanging picture rail. Radiator. Bay window over looking front aspect.

Bedroom 2

13' 11" x 11' 5" (4.25m x 3.49m) Fitted wardrobe. Hanging picture rail. Airing cupboard. Ornate metal fireplace. Radiator. Window over looking rear aspect.

Bedroom 3

10' 4" x 7' 10" (3.14m x 2.39m) Hanging picture rail. Built in cupboard. Radiator. Bay window over looking front aspect.

Bathroom

Double aspect room with windows over looking side and rear aspects. Suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin. Radiator. Stairs to loft room.

Second Floor

Office/ Loft Room

14' 9" x 12' 10" (4.49m x 3.92m) Two Velux roof lights. Under eaves storage space.

Outside

Car Port

Covered car port with up and over garage door.

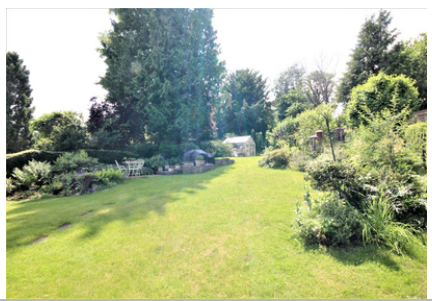
Front Garden

Mainly laid to lawn with hedge boundaries and flower bed borders. Wrought iron entrance gates on brick pillars. Tarmacadam drive way providing off street parking for several cars. Storm porch with red tiled flooring.

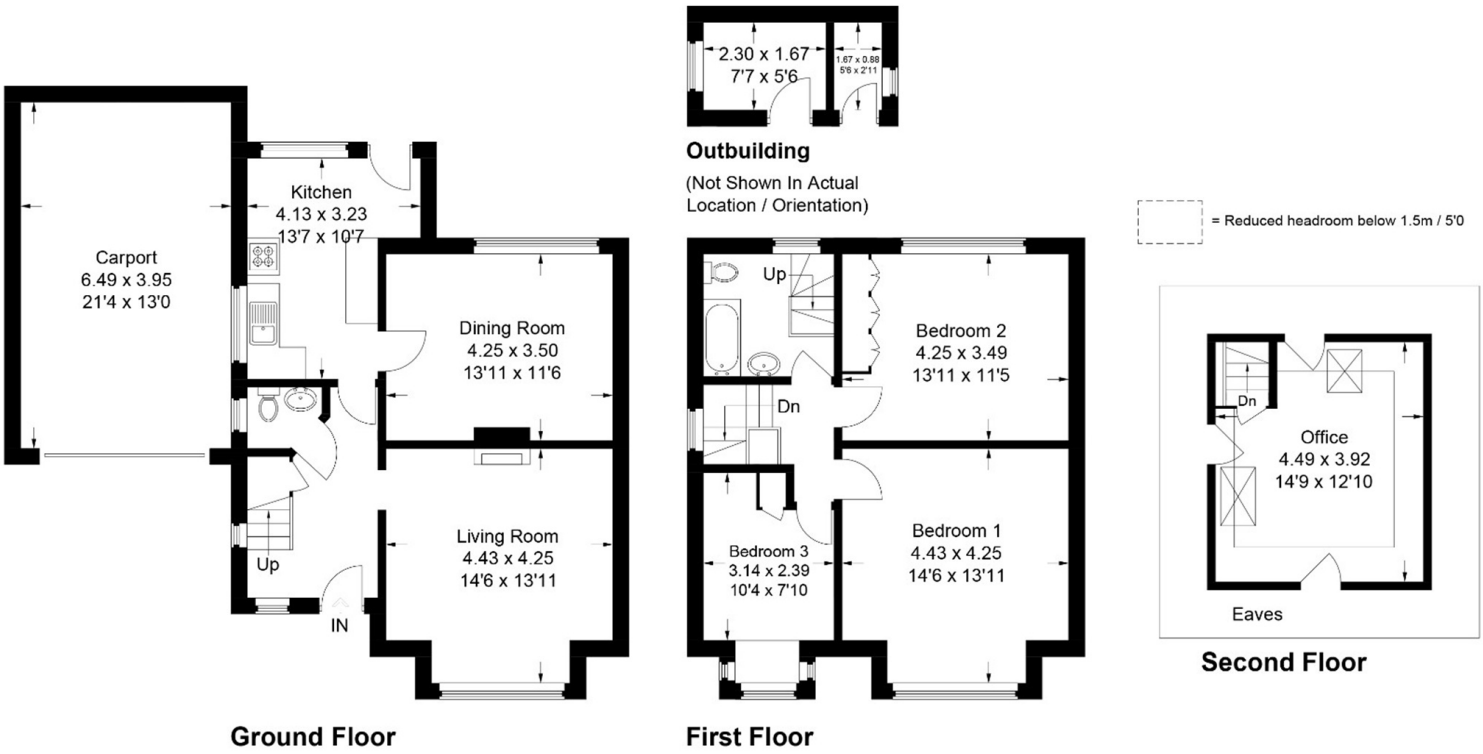
Rear Garden

A secluded and private south facing garden circa 120' in length. The garden is mainly laid to lawn with a wide variety of shrubs, plants and trees, a vegetable patch and an area of fruit trees and shrubs. Hedge boundaries. Green house. Garden shed. Two brick built storage sheds with light and power.

Draft detail awaiting vendors approval.



Approximate Gross Internal Area (Excluding Carport & Eaves)
Ground Floor = 55.8 sq m / 601 sq ft
First Floor = 52.7 sq m / 567 sq ft
Secnd Floor = 17.6 sq m / 189 sq ft
Outbuilding = 5.8 sq m / 62 sq ft
Total = 131.9 sq m / 1,419 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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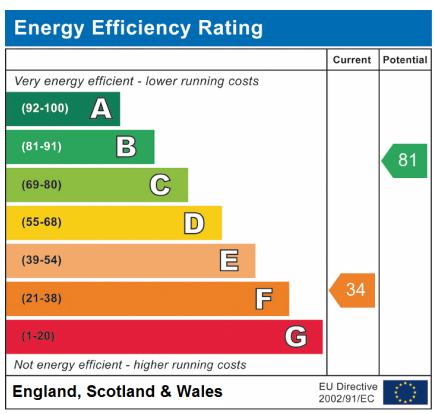

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