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Denham Walk
Chalfont St Peter, Buckinghamshire, SL9 0EN



£850,000 Freehold

Within striking distance of highly regarded schools, transport links and local shops, an extended four/five bedroom detached house situated within a quiet cul-de-sac on the Chalfont Common side of the village. This family home is in excellent decorative order throughout and boasts a modern kitchen and bathrooms. The property has all the attributes a family would want. The ground floor comprises an entrance hall, L-shaped lounge/dining room, family room/bedroom 5 with en-suite shower room, and a fitted kitchen. On the first floor there are four bedrooms, a family bathroom and a separate shower room. Further features include gas central heating, double-glazing, off-street parking, a south westerly facing rear garden with a summerhouse (home office/gym) and a garage. Being sold with NO ONWARD CHAIN.

Ground Floor

Entrance Hall

Modern UPVC front door with opaque double glazed insets with opaque double glazed windows either side. Under stairs storage cupboard. Wall thermostat control for central heating. Coved ceiling. Radiator. Return staircase leading to first floor and landing.

Lounge/Dining room

18' 10" x 13' 11" (5.74m x 4.24m) L-shaped with casement doors, with leaded light double glazed insets, leading to rear garden. Coved ceiling. TV point. Dimmer switch. Three radiators. Double glazed leaded light windows overlooking rear aspect.

Family Room/Bedroom

14' 10" max x 10' 11" max (4.51m x 3.36m) L-shaped with double glazed leaded light window overlooking front aspect. Velux roof light. Coved ceiling. Radiator. Door to:

Cloakroom/En-Suite Shower Room

Half tiled with a modern white suite incorporating walk in shower, WC, and wash hand basin with mixer tap and cupboards under. Fitted mirror. Shavers point. Coved ceiling. Radiator. Opaque double glazed leaded light window overlooking rear aspect.

Kitchen

18' 3" x 7' 10" (5.57m x 2.40m) A double aspect room with double glazed leaded light windows overlooking side and front aspects. Well fitted with wall and base units. Granite effect work surfaces with tiled splash backs. Hidden lighting. Two stainless steel sink units with mixer taps and drainers. Service hatch to dining area. Space for electric cooker and oven with built-in extractor hood over. Space and plumbing for dishwasher. Space for upright fridge/freezer. Space and plumbing for washing machine. Coved ceiling. Radiator. UPVC casement door, with opaque leaded light glass insets, leading to covered side passageway.

First Floor

Landing

Airing cupboard with lagged cylinder and slatted shelving. Access to loft. Opaque leaded light double glazed window overlooking side aspect.

Bedroom One

11' 0" x 10' 11" (3.35m x 3.34m) Coved ceiling. TV point. Telephone point. Radiator. Leaded light window overlooking rear aspect.

Bedroom Two

11' 1" x 8' 2" (3.37m x 2.50m) Coved ceiling. Telephone point. Radiator. Leaded light window overlooking front aspect.

Bedroom Three

10' 11" x 8' 0" (3.34m x 2.43m) Coved ceiling. Radiator. Leaded light double glazed window overlooking rear aspect.

Bedroom Four

11' 3" x 7' 10" (3.44m x 2.40m) Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

Bathroom

Half tiled with a modern white suite incorporating bath with mixer tap, WC, and wash hand basin with mixer tap. Fitted mirror. Opaque leaded light window overlooking side aspect.

Shower Room

Fully tiled with a walk-in shower. Expel air. Heated chrome towel rail. Tiled floor.

Outside

Garage

17' 2" x 8' 4" (5.24m x 2.53m) With a metal up and over door. Electric light and power. Wall mounted central heating boiler. Ceiling storage space. Window overlooking rear. Pedestrian door.

Front Garden

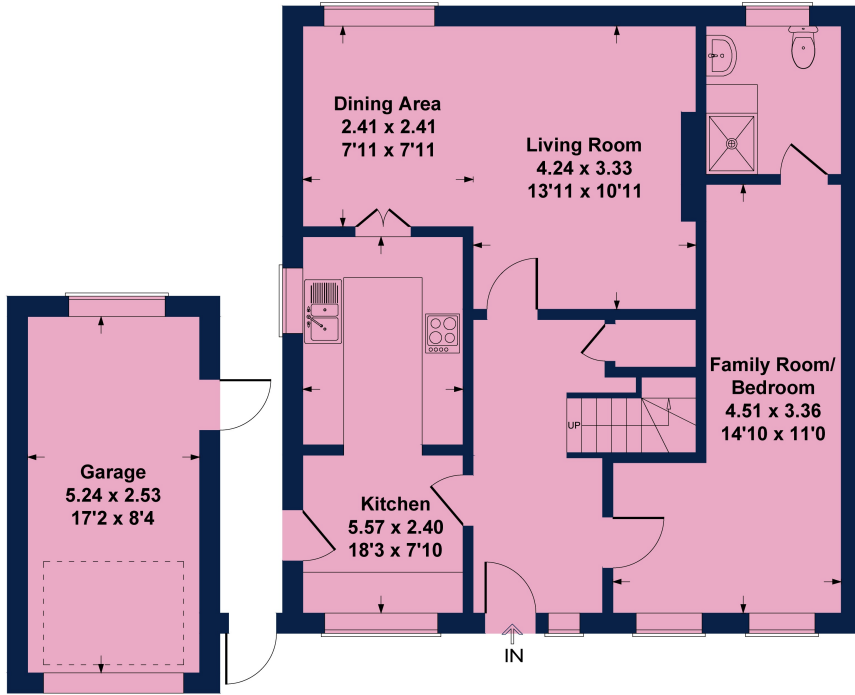
Off street parking for two cars. Lawn area. Wooden fence boundaries. Covered storm porch area.

Rear Garden

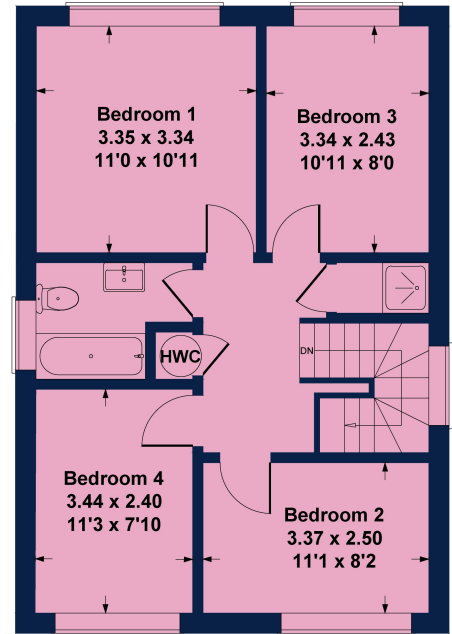
South westerly facing garden mainly laid to lawn. Paved patio areas. Flower bed borders. Wooden fence boundaries. Covered pedestrian side access with wooden gate. Wooden summerhouse (4.53m x 2.13m) with light and power (could be used as a home office/gym). Wooden shed. Outside light point. Outside tap.



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Approximate Gross Internal Area
Ground Floor = 81.6 sq m / 878 sq ft
First Floor = 49.8 sq m / 536 sq ft
Total = 131.4 sq m / 1414 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(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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