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estate agents



Garners Road
Chalfont St Peter, Buckinghamshire, SL9 0HA



£595,000 Freehold

Simple silhouettes and clean lines blend seamlessly with a naturally bright interior, to create an enviable detached home. Discretely tucked away on a corner plot on Garners Road, the detached bungalow is situated on the Chalfont Common side of the village only a short distance from Chalfont St Peter village with all its amenities. The accommodation comprises of an entrance lobby, sitting room, kitchen/ diner, two bedrooms, a shower room and separate w.c. Further features include gas central heating, double glazing, off street parking for several cars and a detached garage. No upper chain.

Entrance Lobby

Wooden front door with opaque coloured leaded light glass inset and opaque coloured leaded light windows either side. Tiled flooring. Cupboard housing gas and electric meters. Door with clear glass inset leading to:

Sitting Room

16' 10" x 12' 9" (5.12m x 3.89m) Dimmer switch. Radiator. Double glazed leaded light window over looking front aspect. Door with clear glass inset leading to inner lobby. Door with clear glass inset and windows either side leading to:

Kitchen/ Diner

17' 5" x 10' 4" (5.31m x 3.15m) Double aspect room with leaded light double glazed windows overlooking side and rear aspects. Well fitted with wall and base units. Granite effect worksurfaces with tiled splashbacks. Stainless steel sink unit with mixer taps and drainers. Fitted four ring gas hob with extractor hood over. Built in oven. Plumbed for washing machine. Wall mounted central heating boiler unit. Radiator. Door with leaded light coloured glass insets leading to side.

Inner Lobby

Storage cupboard with slatted shelving. Access to loft. Wall mounted thermostat.

Bedroom 1

13' 6" x 11' 9" (4.11m x 3.58m) Two built in wardrobes with louvred fronts. B.T point. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 2

11' 4" x 9' 3" (3.45m x 2.83m) Built in wardrobe. Radiator. Double glazed leaded light window over looking rear aspect.

Bathroom

Majority tiled with a suite incorporate large walk in shower, wash hand basin with mixer tap and tiled splashback and w.c. Extractor fan. Heated towel rail. Opaque leaded light double glazed window over looking rear aspect.

Seperate W.C

Whites suite incorporating W.c and wash hand basin. Radiator. Expel air. Opaque leaded light double glazed window over looking rear aspect.

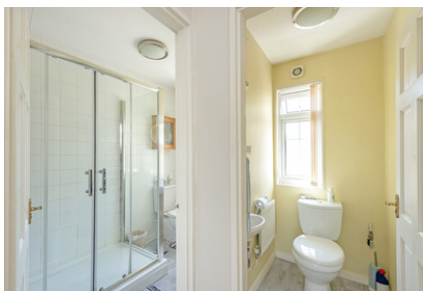
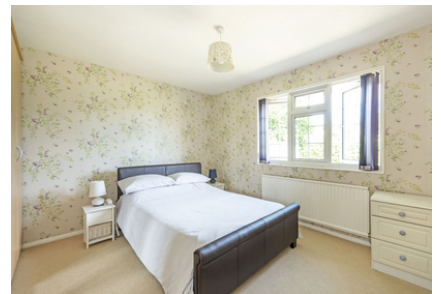
Outside

Garage

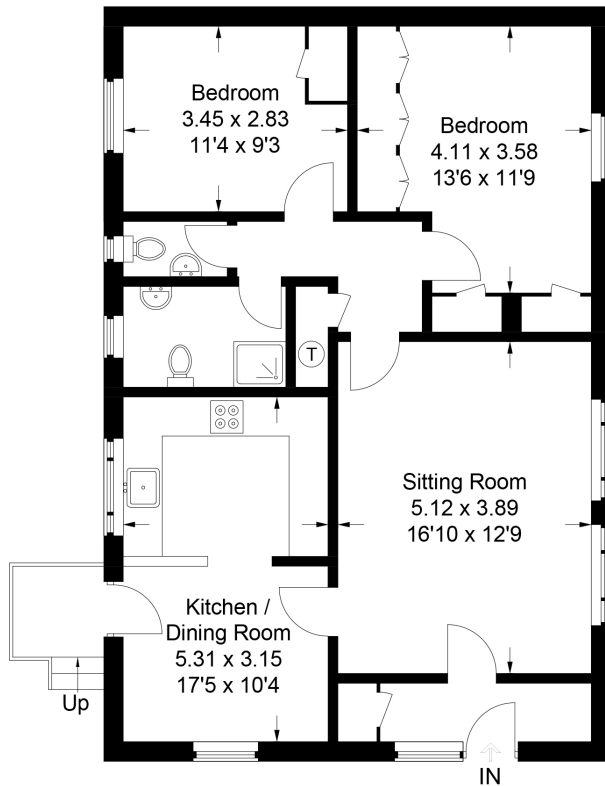
17' x 8' 9" (5.18m x 2.66m) Single detached garage with metal up and over door. Pedestrian door.

Front & Side Gardens

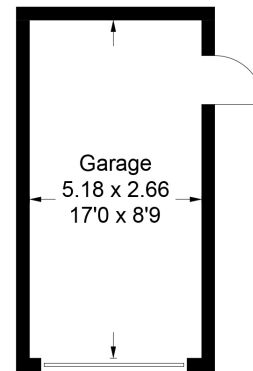
Mainly laid to lawn with laurel hedging and wooden fence boundaries. Paved patio areas. Raising paved steps leading to front door. Two wooden garden sheds. Off street parking for two cars. Outside light points.



Approximate Gross Internal Area
 79.4 sq m / 855 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 93.2 sq m / 1003 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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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