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**Fieldway**  
Chalfont St Peter, Buckinghamshire, SL9 9SH





## £895,000 Freehold

A four double bedroom detached house situated on this popular residential road within a few minutes walk of the village centre with all its amenities and excellent schools. The accommodation on the ground floor comprises of an entrance hall, cloakroom, lounge/ dining room, kitchen/ breakfast room and a utility room. On the first floor there are four double bedroom and a shower room. Further features include gas central heating, double glazing, off street parking, an integral garage and over a 100' privater and seclude south westerly facing rear garden.

### Entrance Hall

UPVC front door with opaque ornate leaded light glass insets. Parquet flooring. Large storage cupboard. Dimmer switch. Down lighters. Radiator. Return staircase leading to first floor and landing. Steps down to:

### Cloakroom

Fully tiled with a modern white suite incorporating w.c and wash hand basin with mixer tap and storage unit under. Tiled floor. Down lighter. Heated chrome towel rail. Ornate opaque double glazed window over looking side aspect.

### Lounge/ Dining Room

24' 3" x 17' 11" (7.39m x 5.46m) "L" shaped, double aspect room with double glazed window overlooking rear aspect and further ornate opaque double glazed window overlooking side aspect. Parquet flooring. T.V point. Down lighters. Two radiators. Double glazed sliding patio doors leading to rear. Door to:

### Kitchen/ Breakfastroom

11' 8" x 11' 3" (3.56m x 3.43m) L shaped. Well fitted with wall and base units. Granite worksurfaces and splash backs. One and a half bowl stainless steel sink unit with mixer tap. Built in Neff oven and grill. Neff fitted five ring electric hob with extractor hood over. Fitted dishwasher. Down lighters. Radiator. Double glazed window overlooking front aspect. Door leading to:-

### Utility Room

8' 5 x 5' 3 (2.57m x 1.60m) Fitted with wall and base units. Worksurface with granite top and splash back. Plumbed for washing machine and space for tumble dryer. Tiled floor. Down lighters. Two casement doors, one to the front with opaque double glazed glass inset and double glazed opaque window to side and and the other to the rear with double glazed glass inset and double glazed window to the side.

### First Floor

### Landing

Feature ornate opaque coloured leaded light window over looking side aspect. Good size landing with access to loft. Storage cupboard with slatted shelving.

#### Bedroom 1

12' 8" x 11' 7" (3.86m x 3.53m) Down lighters. Dimmer switch. T.V point. Radiator. Double glazed window over looking rear aspect.

#### Bedroom 2

11' 7" x 11' 0" (3.53m x 3.35m) Well fitted with wall to ceiling wardrobes with inset shelving and shelf units and hidden lighting. Down lighters. Dimmer switch. Radiator. Double glazed window over looking rear aspect.

#### Bedroom 3

12' 7" x 9' 1" (3.84m x 2.77m) Well fitted with wall to ceiling wardrobes with inset shelving and shelf units and hidden lighting. Fitted vanity unit with inset drawers. Fitted bedside lockers. Down lighters. Dimmer switch. Radiator. Double glazed window over looking rear aspect.

#### Bedroom 4

11' 4" x 9' 1" (3.45m x 2.77m) Looking out - bedroom to front on the left hand side - currently used as an office. Well fitted with cupboard units, shelving and desks. Down lighters. Dimmer switches. Radiator. Double glazed leaded light window over looking front aspect.

#### Shower Roomj

Fully tiled with a modern white suite incorporating, w.c, wash hand basin with mixer tap and cupboard under and walk in fully tiled shower. Tiled floor. Heated chrome towel rail. Fitted mirror. Expel air. Down lighters. Opaque ornate double glazed window overlooking side aspect.

#### Outside

##### Garage

17' 6 x 8' 8 (5.33m x 2.64m) Electric remote up and over door. Wall mounted Worcester boiler. Mega flow cylinder. Gas meter. Electric consumer unit and meter. Opaque leaded light double glazed window overlooking side aspect.

#### To The Front

Block paved driveway providing off street parking for two cars. Large rockery area with brick dwarf walls laid to shingle with a variety of shrubs and plants. Hedge boundaries. Steps leading to a storm porch.

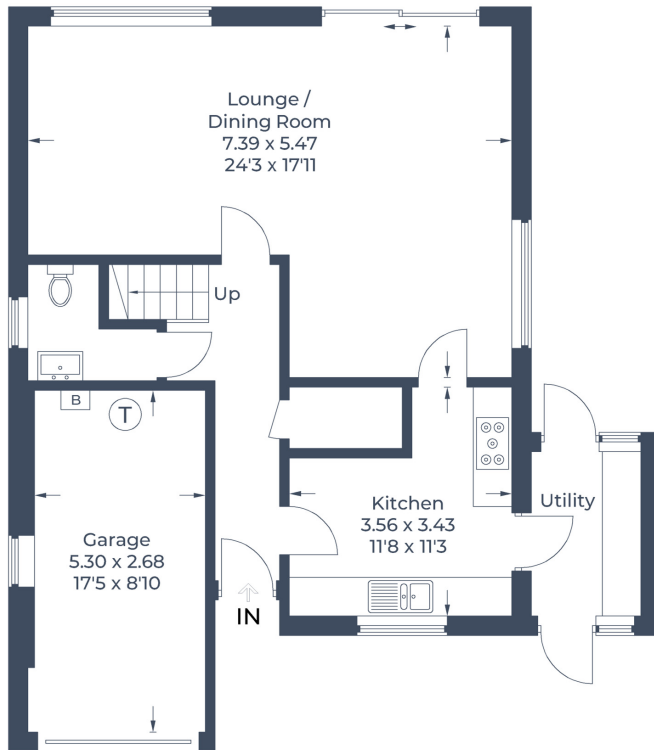
#### To The Rear

Over 100' south westerly secluded rear garden mainly laid to lawn with coniferous hedging and flowerbed borders. Wooden fence boundaries. Paved patio area. Wooden summerhouse. Outside light point. Outside electrical point. Pedestrian side access with wooden gate.

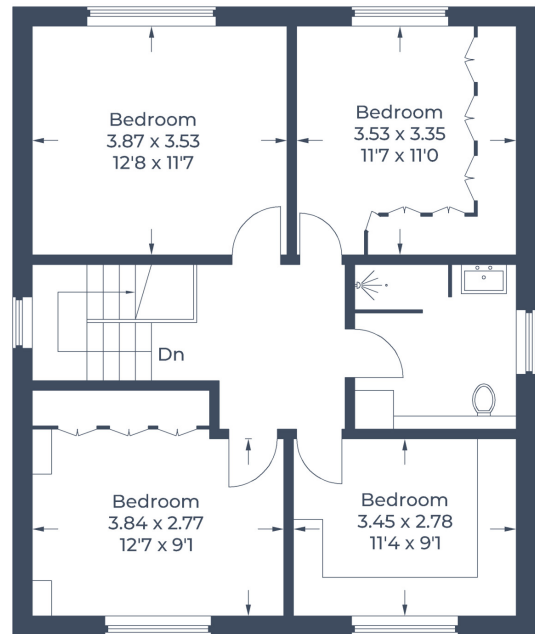




Approximate Gross Internal Area  
 Ground Floor = 63.3 sq m / 681 sq ft  
 First Floor = 68.6 sq m / 738 sq ft  
 Garage = 14.1 sq m / 152 sq ft  
 Total = 146.0 sq m / 1,571 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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