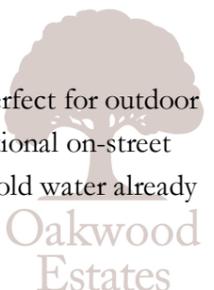




As you enter the property, to the right you will find the living room. This space features hardwood flooring, a working gas fireplace, and a front aspect window with rear French doors that flood the space with natural light and provide access to the rear patio. At the heart of the home is the open-plan kitchen and dining area. The kitchen is well-equipped with floor and eye-level units, granite work surfaces, and a range of quality appliances, including a Range Master oven with six-ring gas hob, American-style fridge/freezer, a Neff integrated microwave, and a large kitchen island with a butler's sink and dishwasher. The space flows naturally into the dining area, lit by a skylight and picture window, with French doors opening to the rear patio making the the perfect space for entertaining. Off this space is a practical boot room with side access, and a stylish shower room with rainfall shower. Also on the ground floor is a generous study, which could be repurposed as a playroom or additional reception room.

Upstairs, the principal bedroom is a spacious double with a large side aspect window and built-in storage. Bedroom two is another generous double with front-facing windows and room for freestanding furniture. Bedroom three is a large single or ideal playroom, with views over the rear garden. A family bathroom with full-size bathtub completes the first floor.

Externally, the property enjoys a large rear garden, mainly laid to lawn, with a generous patio, perfect for outdoor dining and entertaining. Off-street parking which can be reinstated for one vehicle, with additional on-street parking on this quiet road. There is also potential to extend into the loft (STPP), with hot and cold water already connected to this level and the option to rent a garage.

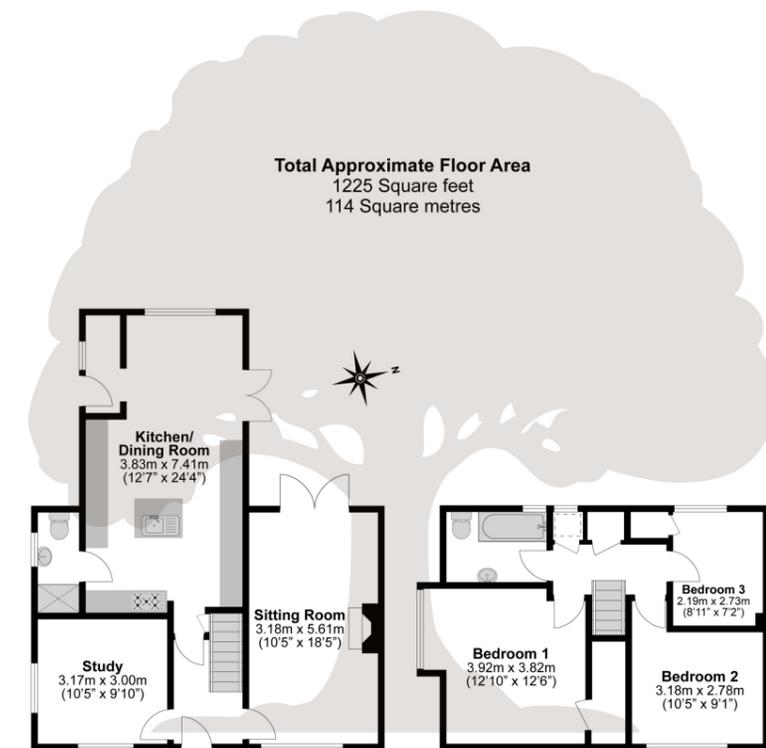


Property Information

-  **THREE BEDROOM SEMI DETACHED HOUSE**
-  **POTENTIAL TO EXTEND (S.T.P.P)**
-  **18FT SITTING ROOM**
-  **TWO BATHROOMS**
-  **EPC - D**
-  **IN THE HEART OF FULMER VILLAGE**
-  **24FT GRANITE KITCHEN/DINER**
-  **STUDY**
-  **COUNCIL TAX BAND - F**
-  **NO CHAIN**

					
x3	x2	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

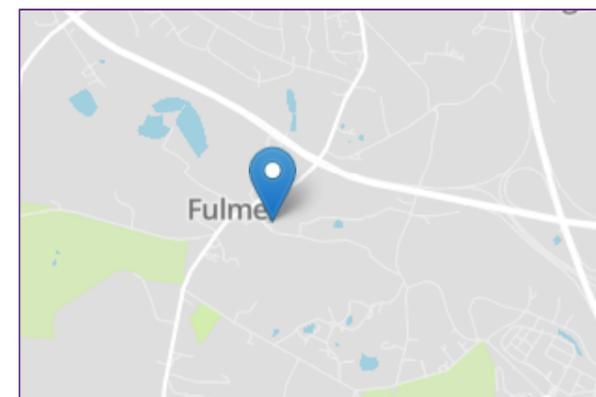
Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Local Area

The village itself exudes a classic English charm with its historic architecture, quaint cottages, and well-maintained green spaces. Fulmer offers a sense of community, making it an ideal retreat for those seeking a quieter pace of life.

Surrounded by rolling fields and scenic landscapes, the area is perfect for nature enthusiasts and outdoor lovers. Enjoy leisurely strolls or invigorating hikes along the picturesque trails that wind through the countryside.

Despite its peaceful ambiance, Fulmer is well-connected to nearby towns and cities. Access to major road networks ensures convenient travel, and nearby amenities cater to daily needs. The village's charm lies not only in its natural beauty but also in its proximity to modern conveniences, striking a perfect balance for a fulfilling lifestyle.

Transport Links

Fulmer benefits from convenient transport links, making it accessible for residents who wish to explore nearby towns and cities or commute to work.

Road Networks: The village is well-connected by road, with easy access to major routes such as the M40 and M25 motorways. This connectivity ensures a smooth journey for those traveling by car, allowing for efficient commutes and leisurely road trips.

Public Transport: The surrounding areas feature nearby rail stations

that provide access to broader rail networks. Beaconsfield and Gerrards Cross are two such stations within a short driving distance, offering regular train services to London and other destinations.

Schools

Some of the local schools include:

- John Hampden Grammar School
- Beaconsfield High School
- Thorpe House
- St Marys School
- Maltman's Green Preparatory School
- Burnham Grammar School
- The Chalfonts Community College
- The Stoke Poges School
- The Gerrards Cross CofE School
- Fulmer Infant School

We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

Council Tax

Band F