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Fieldway

Chalfont St Peter, Buckinghamshire, SL9 9SQ



£825,000 Freehold

A superb semi detached home which is beautifully presented throughout and is ideally situated in a vibrant community only a short walk from excellent schools and the village centre with all its amenities. The house, which over looks Mill Meadow to the rear, is ideal for families and features four bedrooms, a large kitchen/ dining room/ snug as well as two reception rooms. Extending to over 1,500 sq.ft, the accommodation comprises briefly; spacious entrance hall, cloakroom/ utility room, a large sitting room ideal for entertaining leading to a generously proportioned fitted kitchen / dining room/ snug which overlooks the glorious rear garden, there is a cloak room/ utility room and study which completes the downstairs accommodation. On the first floor there are four bedrooms and a family bathroom. The property is further enhanced by a secluded 85' rear garden, with a large wooden garden office, backing onto Mill Meadow which is wonderfully private and tranquil. This home certainly caters for any growing family combining well-appointed accommodation and wonderful location to create the perfect mix for modern living.

Entrance Hall

Modern UPVC front door with opaque leaded light double glazed glass insets with opaque double glazed glass windows either side. Large walk in coat recess with shelving and double glazed window over looking front aspect. Down lighters. Radiator. Stairs leading to first floor and landing.

Cloakroom/ Utility Room

Modern white suite with w.c and wash hand basin with mixer tap and cupboards under. Heated chrome towel rail. Worksurface. Wall mounted cabinets. Down lighters. Plumbed for washing machine and dryer.

Sitting Room

21' 4" x 10' 10" (6.50m x 3.30m) Fireplace with brick hearth and wood burner stove. Further fireplace with tiled hearth and wooden mantle. Under stairs cupboard. Fitted shelving. Radiator. Double glazed window over looking front aspect. Double wooden doors with glass insets leading to:

Kitchen/ Dining Room/ Snug

26' 1" max x 25' 3" max (7.95m x 7.70m) "T" shaped room. The kitchen is fitted with modern white wall and base units. Quartz work surfaces with one and a half bowl sink unit with mixer tap and drainer. Cook Master seven ring gas range with splash back and extractor hood over. Down lighters. Double glazed windows over looking rear aspect. UPVC stable door with opaque leaded light glass insets leading to side access. Opaque double glazed windows over looking side aspect. Radiator. In the dining area there are further work cabinets, space for American style fridge/ freezer, a skylight, a further radiator and concertina double glazed full width

Study

Wall mounted central heating boiler unit. Opaque double glazed window over looking side aspect.

First Floor

Landing

Storage cupboard over stairwell. Access to loft.

Bedroom 1

15' 0" x 9' 3" (4.57m x 2.82m) Fitted double wardrobe. Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Bedroom 2

11' 5" x 10' 8" (3.48m x 3.25m) Radiator. Double glazed window over looking front aspect.

Bedroom 3

11' 11" x 9' 2" (3.63m x 2.79m) Fitted wardrobe and drawer units. Radiator. Double glazed window over looking front aspect.

Bedroom 4

9' 9" x 8' 3" (2.97m x 2.51m) Fitted cupboard and drawer units. Exposed ceiling beams. Ornate wrought iron fireplace. Radiator. Double glazed window over looking rear aspect.

Bathroom

Fully tiled with a modern white suite incorporating bath with mixer tap and wall shower unit, w.c and wash hand basin with mixer tap and cupboard under. Down lighters. Coved ceiling. Tiled floor. Heated chrome towel rail. Double glazed window over looking rear aspect.

Outside

Garden Office

23' 0" x 14' 1" (7.01m x 4.29m) Light and power. Double glazed casement doors. Double glazed windows.

To The Rear

Wooden decking with surround balustrade with storage under and steps leading down to a paved patio area and further wooden decking ideal for outdoor entertaining. Lawn area. The garden has hedge and wooden fence boundaries. Large variety of mature trees and shrubs. Raised flower bed borders. Outside tap. Outside light points. Pedestrian side access with wooden gate. Pedestrian wooden gate leading to Mill Meadow.

To The Front

Off street parking. Outside light point. Steps and pathway leading to front door.



Approximate Gross Internal Area
 Ground Floor = 87.9 sq m / 946 sq ft
 First Floor = 54.1 sq m / 582 sq ft
 Garage Office = 30.1 sq m / 324 sq ft
 Total = 172.1 sq m / 1,852 sq ft

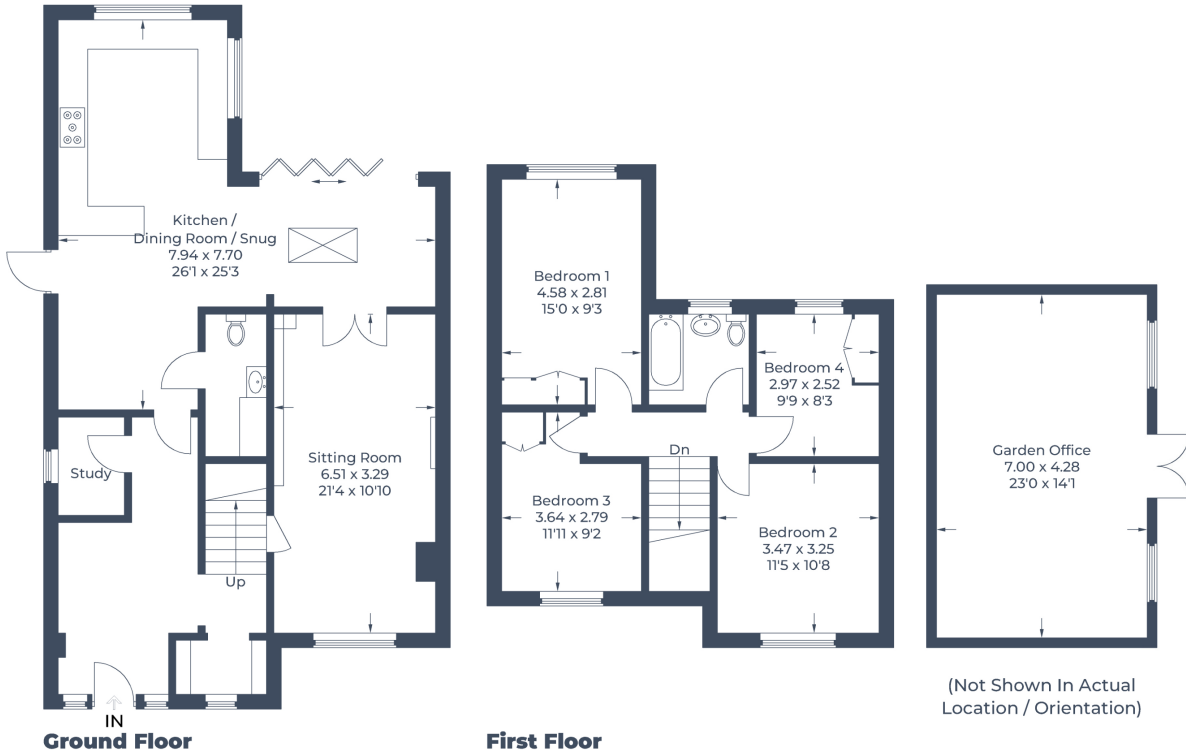


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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