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Gravel Hill

Chalfont St Peter, Buckinghamshire, SL9 9QU



£895,000 Freehold

Bylands is a deceptively bright and spacious detached bungalow situated in this private enclave of just three properties. Approaching 1,400 sq. ft., (excluding the garages) the property has vehicular access along a driveway from Elms Road, serving the three properties. In the middle of its good size plot, the property is within level walking distance of the village with all its amenities. The bungalow, which is in beautiful condition throughout, with modern fittings, has scope to extend into the loft space, subject to the usual planning permissions. Laid out over one level the property is well proportioned throughout, and the accommodation briefly comprises an entrance lobby, inner hallway, lounge, dining room, kitchen/breakfast room, sun room/utility room, three double bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking, a double detached garage (scope to convert to home office/gym), a further single attached garage and gardens front and rear.

Entrance Lobby

UPVC front door with opaque coloured leaded light double glazed inset and two double glazed opaque leaded light windows either side. Further double glazed window overlooking front aspect. Tiled floor. Door to:

Inner Hallway

Quality wood flooring. Coved ceiling. Radiator.

Sitting Room

19' 8" x 14' 8" (5.99m x 4.47m) Feature marble fireplace with granite hearth and gas coal effect fire inset. Two wall light points. Coved ceiling. Two radiators. Double glazed window overlooking front aspect.

Dining Room

19' 10" x 7' 9" (6.05m x 2.36m) Double aspect room with double glazed windows overlooking front aspect. Quality wood flooring. Radiator.

Kitchen/Breakfast room

13' 0" x 11' 0" (3.96m x 3.35m) Double aspect room, extremely well fitted with shaker style wall and base units. Granite work surfaces with splashbacks. One and a half bowl stainless steel sink unit with mixer tap and drainer. Built in oven. Four ring electric hob with glass splash back and extractor hood over. Plumbed for dish washer. Space for upright fridge/freezer. Walk in pantry. Storage cupboard housing electric fuse board and meters. Pantry with hidden lighting. Downlighters. Door to:

Conservatory/Utility Room

10' 11" x 8' 9" (3.33m x 2.67m) Fitted cupboards housing washing machine and dryer, with work surface over. Cupboard housing wall mounted gas central heating boiler. Double glazed windows overlooking rear aspect. Tiled flooring. UPVC C casement door with double glazed glass insets leading to rear garden.

Bedroom 1

13' 2" x 11' 2" (4.01m x 3.40m) Feature double glazed bay window overlooking rear aspect. Fitted high gloss wardrobes with hidden lighting, bedhead and side cabinets. Coved ceiling. Upright radiator.

Bedroom 2

11' 2" x 9' 7" (3.40m x 2.92m) Walk in wardrobe. Coved ceiling. Radiator. Double glazed window overlooking side aspect.

Bedroom 3

11' 1" x 10' 0" (3.38m x 3.05m) Coved ceiling. Radiator. Double glazed window overlooking side aspect.

Bathroom

Fully tiled with a modern white suite incorporating bath with mixer tap with hand held shower attachment, WC, wash hand basin set onto granite vanity unit with cupboards under, and walk-in shower. Tiled floor. Downlighters. Fitted wall mirror. Access to loft space. Chrome heated towel rail. Opaque window overlooking rear aspect.

Outside

Detached Double Garage

27' 6" max x 18' 5" (8.38m x 5.61m) L shaped with an up and over electrically operated metal door. Light and power. Three double glazed windows. Work space area with work top and drawer, and cupboard units under. Part tiled flooring. UPVC door with double glazed glass inset opening onto the rear garden.

Single Attached Garage

17' 8" x 8' 0" (5.38m x 2.44m) Up and over metal door. Opaque double glazed window overlooking side aspect and further double glazed window overlooking rear garden. Casement pedestrian door with double glazed glass inset opening onto the rear garden.

Front Garden

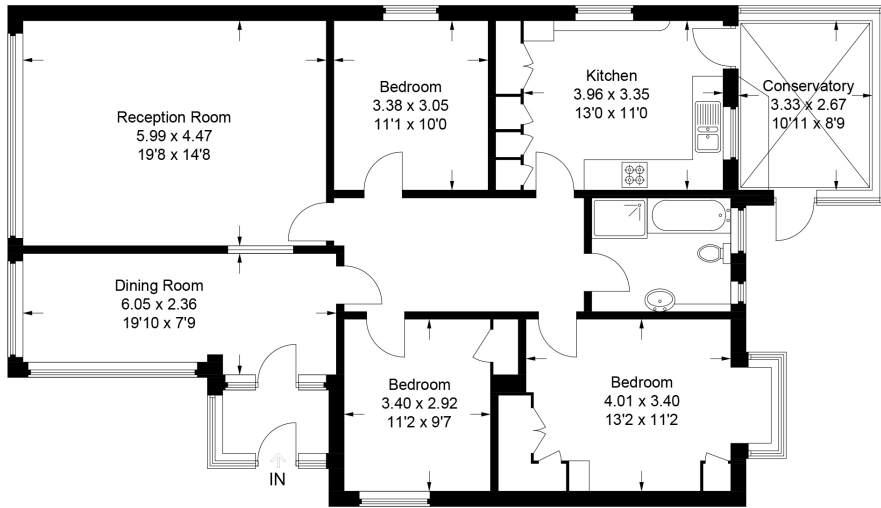
Approached via a pedestrian pathway from Elms Road. Wooden pedestrian gate leading to front garden which is mainly laid to lawn with wooden fence and hedge borders. Variety of shrubs and plants. Shingle flower bed. Patio. Wooden pagoda.

Rear Garden

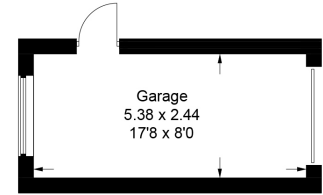
A terraced garden with paved patio areas and an area laid to lawn. Wooden fence and hedge boundaries. Flower beds. Variety of shrubs and plants. Pond. Outside light points. Outside tap and electrical point. Two pedestrian side accesses. Pedestrian wooden gate leading to a parking space and garages.



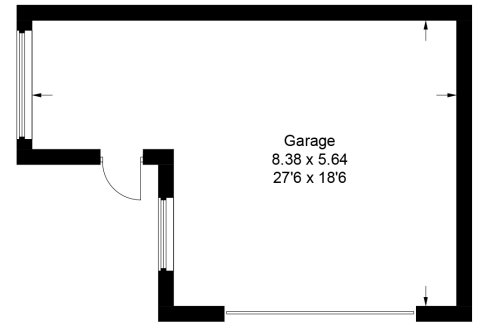
Approximate Gross Internal Area
 Ground Floor = 129.2 sq m / 1,391 sq ft
 Garages = 52.9 sq m / 569 sq ft
 Total = 182.1 sq m / 1,960 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



(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			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(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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