



**Denham Lane**  
CHALFONT ST PETER, SL9 0ES



## Guide Price £695,000

UNEXPECTEDLY REAVAILABLE. A detached house requiring modernisation and updating but bursting with potential which will surely be of enormous interest to those looking to create their own bespoke family home. Close to excellent schools including easy walking distance to Robertswood school, this house has huge potential to further extend (stpp) and the property comes with the added bonus of a circa 100' south westerly facing rear garden. The current accommodation comprises an entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms and a bathroom. There is off street parking for several cars and a detached garage (in disrepair). Vacant possession is offered and there is NO UPPER CHAIN.

### ENTRANCE PORCH

Enclosed entrance porch with UPVC door with opaque double glazed glass insets. Opaque double glazed windows overlooking side aspect. Red tiled flooring. Wooden front door with opaque glass leading to:

### ENTRANCE HALL

"L" shaped. Under stairs cupboard. Radiator. Stairs leading to first floor.

### CLOAKROOM

Partly tiled with a suite comprising low level WC and wash hand basin. Tiled floor. Opaque window overlooking side aspect.

### LOUNGE

17' 4" x 14' 9" (5.29m x 4.49m) Double aspect room with double glazed windows overlooking the rear garden and window overlooking the side aspect. Sealed unit fully glazed door leading to the patio and rear garden. Radiator. Feature fireplace with brick surround and hearth. Wall light points. Turning staircase leading to first floor and landing with window.

### DINING ROOM

14' x 8' (4.26m x 2.44m) Double aspect room with double glazed window overlooking front aspect and window overlooking side aspect. Radiator. Double cupboard housing gas and electric meters.

### KITCHEN

9' 1" x 9' (2.76m x 2.75m) Fitted with a range of base and eye level units. Space and plumbing for washing machine, dishwasher and dryer. Space for fridge freezer. Expanse of work surface inset with a stainless steel drainer sink with chrome mixer tap. Integrated oven and grill with hob inset above and extractor hood over. Wall light point. Tiled flooring. Tiled walls. Double glazed window overlooking front aspect.

### LANDING

Access to loft. Radiator.

## BEDROOM 1

11' 7" x 10' 11" (3.52m x 3.33m) Double aspect with double glazed window overlooking front aspect and window overlooking side aspect. Built in wardrobe. Radiator.

## BEDROOM 2

14' 10" x 9' 11" (4.53m x 3.02m) Radiator. Double glazed window overlooking rear aspect.

## BEDROOM 3

15' 4" x 7' 3" (4.67m x 2.21m) Built in over stairs double storage cupboard. Radiator. Double glazed window overlooking rear aspect.

## BATHROOM

Fully tiled with a white suite incorporating bath, WC, and wash hand basin. Tiled floor. Two opaque windows overlooking side aspect.

## DETACHED GARAGE

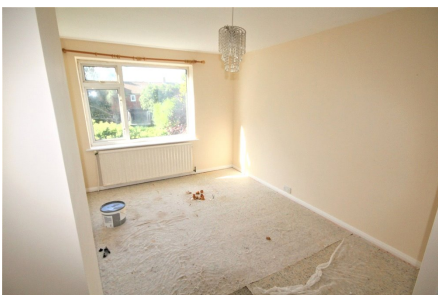
### FRONT GARDEN

Tarmac driveway providing off road parking for several cars. Shingle area. Wooden fence boundaries.

### REAR GARDEN

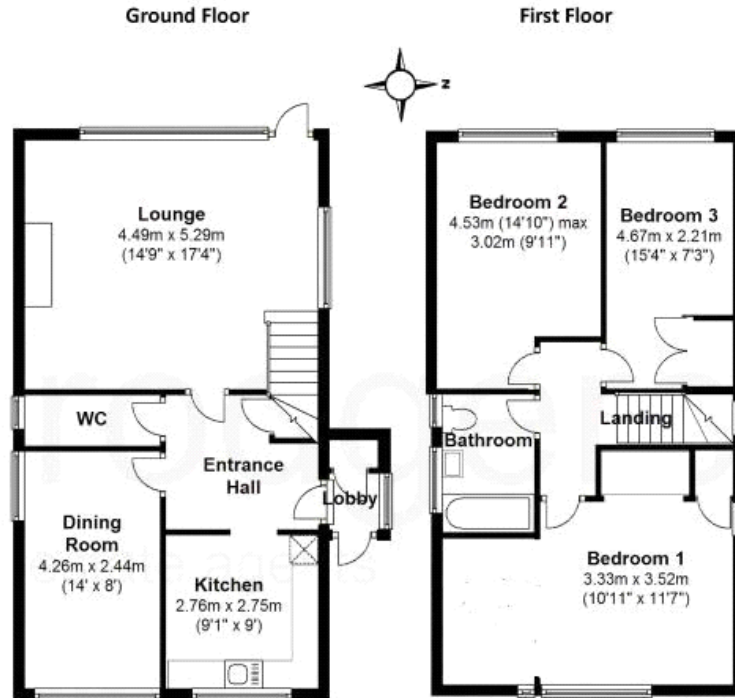
Circa 100' south westerly facing garden and mainly laid to lawn with hedge and wooden fence boundaries. Paved patio area. Side access to the front of the property.

Draft details awaiting vendor's approval.



# Denham Lane, Chalfont St. Peter SL9 0ES

Approx. Gross Internal Area 103 sq. Metres (1104 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>		68
(39 to 54)	<b>E</b>	39	
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

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