



Cherry Acre

CHALFONT ST PETER, SL9 0SX



£950,000

Approached along a private driveway serving just two other detached bungalows at the end of a cul de sac, a detached bungalow with a private and secluded south westerly facing rear garden. The property is situated on the outskirts of the village but is within easy reach of the village centre with all its amenities. It is also only a short drive from Gerrards Cross village and train station and Little Chalfont with its metropolitan line station. The accommodation comprises of an entrance hall, cloakroom, drawing room, dining room, study/ family room, kitchen/ breakfast room, utility room, three bedrooms, master with en suite shower room and a family bathroom. Features include gas central heating, double glazing, off street parking for several cars and a double attached garage.

ENTRANCE HALL

Wooden front door with opaque glass inset. Opaque window over looking front aspect. Large cloaks cupboard. Airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Access to loft. Wall thermostat control for central heating. Radiator.

CLOAKROOM

Fully tiled with suite incorporating w.c and wash hand basin set into vanity unit with cupboard under. Coved ceiling. Down lighter. Tiled floor. Radiator. Opaque circular window over looking front aspect.

DRAWING ROOM

5.70m x 3.84m (18' 8" x 12' 7") Feature Adam style fireplace with wooden mantle, marble hearth and inset and gas coal effect fire. Two wall light points. T.V point. Coved ceiling. Dimmer switch. Radiator. Double glazed bay window over looking rear aspect. Double casement doors with clear glass insets leading to rear.

DINING ROOM

11' 8" x 9' 10" (3.56m x 3.00m) Double glazed bay window over looking front aspect. Coved ceiling. BT point. T.V point. Radiator.

KITCHEN/ BREAKFASTROOM

12' 8" x 11' 9" (3.87m x 3.57m) Majority tiled with a range of wall and base units. Worktops with stainless steel sink unit with mixer tap and drainer. Double glazed bay window over looking rear aspect. Opaque double glazed window over looking side aspect. Beamed ceiling. Four ring electric hob with expel air over. Fitted oven, grill and microwave. Plumbed for dishwasher. Built in fridge and freezer. Down lighters. Feature exposed brick wall. Door to dining room and door to:

UTILITY ROOM

5' 11" x 4' 11" (1.81m x 1.50m) Fitted with wall and base units. Work top with stainless steel sink unit and drainer. Plumbed for washing machine and dryer. Tiled floor. Wall mounted central heating boiler. Radiator. Casement door with opaque glass insets leading to side access and opaque window over looking side aspect.

BEDROOM 1

14' 10" x 11' 9" (4.51m x 3.59m) Double aspect room with double glazed windows over looking rear and side aspects. Fitted double wardrobes. Coved ceiling. T.V and B.T points. Door to:

EN SUITE SHOWER ROOM

Fully tiled with a suite incorporating walk in shower, w.c and wash hand basin with mixer tap set into vanity unit with fitted cupboards and drawer units. Hidden lighting. Expel air. Heated towel rail. Down lighters. Opaque double glazed window over looking side aspect.

BEDROOM 2

13' 11" x 9' 11" (4.24m x 3.01m) Fitted double wardrobe. Coved ceiling. T.V point. Radiator. Double glazed windows over looking rear aspect.

BEDROOM 3

10' 7" x 7' 10" (3.23m x 2.40m) Fitted double wardrobe. Coved ceiling. Radiator. Double casement doors to:

FAMILY ROOM/ STUDY

Triple aspect room with double glazed window over looking rear, opaque windows over looking side aspect and casement door with opaque glass insets leading to rear. Feature vaulted ceiling with double glazed Velux windows. Wall light point. Radiator. Ceiling fan and light.

BATHROOM

Fully tiled with a suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin with mixer tap set into a vanity unit with fitted cupboards and drawer units. Hidden lighting. Expel air. Heated towel rail. Down lighters. Opaque double glazed window over looking side aspect.

GARAGE

Double attached garage with up and over door. Light and power. Under eaves storage.

FRONT GARDEN

Large lawn area with mature trees, shrubs and flower bed. Herringbone brick driveway providing off street parking for several cars. Outside light points.

REAR GARDEN

Over 60' private and secluded south westerly facing rear garden mainly laid to lawn with a variety of mature trees and shrubs. Paved patio areas. Brick and wooden fence boundaries. Outside light points. Outside tap. Pedestrian side access to both sides of the property with wrought iron gates.

Draft details awaiting vendor's approval.





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