



HAMPDEN ROAD, CHALFONT ST. PETER

COLMAN
&CO



REDRIFF, HAMPDEN ROAD
CHALFONT ST. PETER
SL9 9RY

An extended and fully modernised bungalow of good size conveniently situated close to the village centre.

MODERNISED & EXTENDED BUNGALOW
POTENTIAL FOR ROOF CONVERSION STPP
CENTRAL LOCATION CLOSE TO ALL AMENITIES
SPACE TO EXTEND STPP
PARTLY WALLED GARDEN
TWO DOUBLE BEDROOMS
TWO RECEPTION ROOMS
EPC = D

THE PROPERTY

A detached bungalow that has recently undergone modernisation and extension. There is scope for further enlargement to the ground floor, as well as conversion of the roof space, subject to planning consent.

Situated just a short walk from the Market Place shops, the property is close to one of the Doctors Surgeries and clinics of the community health services.

ACCOMMODATION

Covered entrance with door to Entrance Hall containing a shelved store cupboard, exposed timbers and access to boarded loft space via pull down ladder.

Cloakroom with low level WC, hand basin with cupboard beneath.

Sitting Room with brick fireplace and chimney breast, exposed timbers and wall light points.

Kitchen -Breakfast Room completely re-fitted with an extensive range of base units with cupboards and drawers, wall cupboards, work tops, integrated fridge, separate freezer and dishwasher. Space for cooker with extractor above. Breakfast table, wood floor, door to side.

Utility Room with wall mounted gas fired combination central heating boiler. (installed approx. 18 months ago). Plumbing for washing machine and space for tumble dryer.

Dining Room with roof skylight and door to Garden.

Bedroom 1 with bay window, deep wardrobe cupboard.

Bedroom 2 with deep storage cupboard.

Large Bathroom with panel enclosed bath with shower attachment, vanity basin, low level WC, tiled floor and walls.

OUTSIDE

The front garden has parking space for two cars with an area of lawn and flower bed to the side. all enclosed by low walls and a fence. A gate provides access to the rear and garden shed.

A large terrace leads to a level lawn bordered by flower beds with timber retainers, an attractive rockery and shrubs. The garden is well enclosed by walling and fencing.

Chalfont St Peter is a vibrant village community with a strong local identity. The busy shopping area provides a mix of High Street brands and independent shops for day-to-day requirements. In addition to the new Hub centre for community events, there is also a wide range of leisure and sports clubs.

SCHOOLS: There are Infant and Junior schools in the village. Robertswood School is less than ¼ of a mile from the property. Senior schools include the Chalfonts Community College, Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont.



GENERAL

Local Authority
Buckinghamshire Council

Services
Mains water, gas and electricity.

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Approximate Gross Internal Area = 98.5 sq m / 1,060 sq ft



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