

The **Frost** Partnership

Chalfont St Peter Office: T: 01753 886565 E: chalfontstpeter@frostweb.co.uk

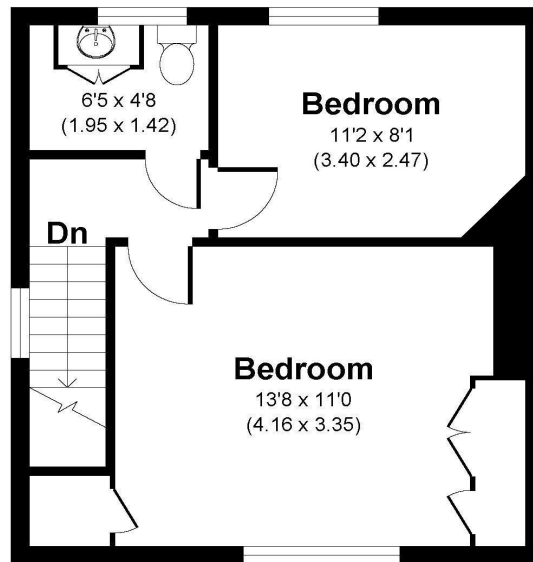
1 Fieldway, Chalfont St. Peter, Buckinghamshire, SL9 9SG

Price £550,000 (Freehold)

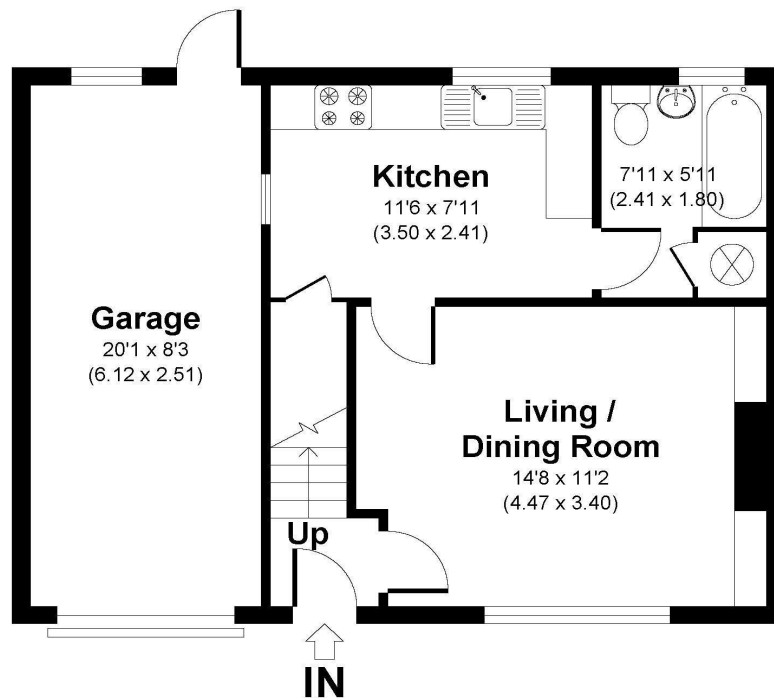


- Walking distance of the village centre
- Detached house
- No onward chain
- Two bedrooms
- Garage
- Great potential, subject to the usual consents

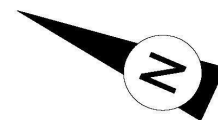
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First Floor



Ground Floor



Fieldway, SL9

APPROXIMATE GROSS INTERNAL AREA 853.03 SQ FT / 79.25 SQ M. INC GARAGE

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A detached home that is set in a wonderfully convenient location within a few minutes walk of the village centre with all its shops and facilities. The property currently offers two bedrooms and a cloakroom on the first floor together with a living room, kitchen and a bathroom on the ground floor. Outside, to the front there is a driveway with parking for one car, a single garage and to the rear, an east facing garden measuring 34' wide x 32' deep. The property is in need of general updating and modernising, however, does offer a new owner great potential to extend and enlarge, subject of course to all the usual consents.

GROUND FLOOR

Front door leads into:

Entrance Hall

Stairs rising up to the first floor and a radiator.

Living Room 14'8 (4.47m) x 11'2 (3.4m)

Gas fire with back boiler and double glazed window to front aspect.

Kitchen 11'6 (3.51m) x 7'11 (2.41m)

Fitted with a range of wall and base units and worksurface over, stainless steel single drainer sink unit, space for gas cooker, plumbing for automatic washing machine, larder storage cupboard, double glazed window to rear, radiator and door into the garage.

Ground Floor Bathroom

Panel bath with mixer taps and hand shower attachment, washbasin, low flush W.C, tiled walls, radiator, airing cupboard and double glazed window to rear.

FIRST FLOOR

Landing

Double glazed window to side.

Bedroom One 13'8 (4.17m) x 11'0 (3.35m)

Double glazed window to front, double fitted wardrobes, further fitted wardrobe storage cupboard, double glazed window to front and a radiator.

Bedroom Two 11'2 (3.4m) x 8'1 (2.46m)

Double glazed window to rear and a radiator.

Cloakroom

Low flush W.C, washbasin set into worktop with storage cupboards below, radiator and double glazed window to rear.

OUTSIDE

To the Front

The property is approached from the road via tarmac driveway which provides off road parking for one car, and it then leads to a garage. The remainder of the front garden is laid to shingle paths with and shrubs.

Garage 20'1 (6.12m) x 8'3 (2.51m)

Up-and-over door, light and power and door leading to the garden.

To the Rear

From the front there is gated side access which leads round to the rear garden which is mainly laid out to lawn with flower and shrub borders, and also a timber garden shed. The rear garden measures 34' wide and 32' deep.

AGENT'S NOTE

Energy Efficiency Rating - band E. Please contact us for a full copy of the Energy Performance Certificate (EPC).

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.

VIEWING:

Via The Frost Partnership, Bridge House, Chalfont St Peter

Telephone: 01753 886565 Email: chalfontstpeter@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.