



Layers Avenue South, Chalfont St Peter, Buckinghamshire SL9 9JJ

£595,000

SIMON COLMAN
exp

 simoncolman.expuk.com
 simoncolman@expuk.com
 01494 871991



EPC: D

Council Tax Band: D

Tenure: Freehold

Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 2

QUOTE REF: SC-1620 Simon Colman presents a detached bungalow with loft room requiring modernisation and situated close to Gold Hill Common, less than half a mile from the Village centre.



- POTENTIAL TO EXTEND (STPP)
- MODERNISATION PROJECT
- JUST OFF GOLD HILL COMMON
- CLOSE TO CONVENIENCE STORE
- HALF MILE FROM VILLAGE CENTRE
- PARKING SPACE FOR TWO CARS
- LOFT ROOM
- CHAIN FREE



The Property

Enclosed Entrance

Entrance Hall with access to Loft Room via steep stepping ladder, Velux window and second window to rear, eaves storage.

Sitting Room with gas fired stove.

Kitchen with cupboards and drawers, sink unit, plumbing for washing machine, space for gas cooker, tiled walls and floor, cupboard containing the gas fired central heating boiler, door to garden.

Bedroom 1 with fitted wardrobes.

Dining Room/Bedroom 2.

Bathroom with panel enclosed bath with shower, vanity unit, WC, tiled walls and floor.

Outside

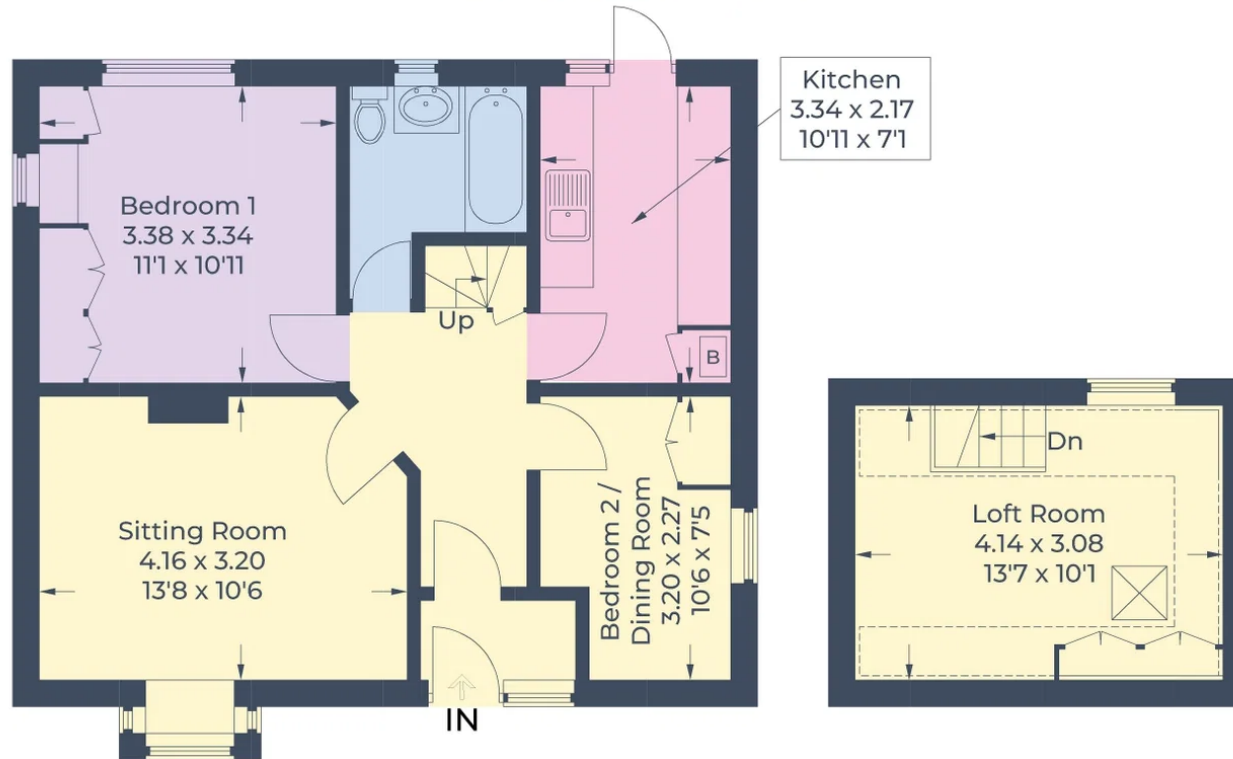
The front garden has low picket fencing and gates and gravel parking area for two cars. The rear level rear garden has access to the front.



Chalfont St Peter provides a range of High Street brands and independent shops for day-to-day requirements. The Hub centre offers community events and there a wide range of leisure and sports clubs available.

Nearby Gerrards Cross mainline Station has a fast and frequent service to London Marylebone in under thirty minutes.

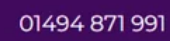
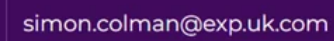
Approximate Gross Internal Area
 Ground Floor = 52.5 sq m / 565 sq ft
 First Floor = 12.9 sq m / 139 sq ft
 Total = 65.4 sq m / 704 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Simon Colman eXp



eXp World UK Limited is a registered company at C/O Corporation Service Company (UK) Limited, 114 St. Martin's Lane, London, WC2N 4BE.
 Registered company Number is 12016573. VAT registration number is 327 4120 29.

