



DENHAM WALK, CHALFONT ST PETER

COLMAN
&CO



5, DENHAM WALK

CHALFONT ST. PETER

SL9 0EN

A greatly improved and extended family house in a quiet location within walking distance of Robertswood Primary School.

BEAUTIFULLY PRESENTED FAMILY HOUSE

FULLY FITTED MODERN KITCHEN

TWO MODERN BATHROOMS

LARGE KITCHEN - DINING - FAMILY ROOM

GAS CENTRAL HEATING WITH MEGAFLO

SHELTERED HOT TUB & LARGE TERRACE

CONVENIENT FOR LOCAL SCHOOLS

EPC = D



THE PROPERTY

A modern family house built in 1978, the subject of recent improvements and extension. Beautifully presented and decorated to a high standard throughout, the property features a luxurious fully fitted Kitchen - Dining Room - Family Room. The sunny, well enclosed garden has large areas of terracing and a hot tub beneath an attractive canopy.

ACCOMMODATION

Covered entrance, door to Entrance Hall with tiled floor and underfloor heating.

Cloakroom with low level WC, hand basin, half panelled wall and tiled floor.

Sitting Room with open fireplace, stone surround and marble hearth.

Study with tiled floor, shelved cupboard, cupboard containing gas fired central heating boiler, water softener and wine rack.

Kitchen - Dining Room - Family Room superbly equipped with an extensive range of cupboards, drawers and continuous work surfaces.

Bosch fan oven, with oven and grill, combination microwave oven and grill, 42 plate warming drawer/ slow cooker, induction hob with vented extractor, fridge, freezer, pull-out store cupboard, integral water filter. Coat cupboard. Integrated washing machine and tumble dryer, wine chiller, dishwasher, TV aerial point, tiled floor with underfloor heating, Stable door to side.

Family Room with bi-ethanol fire, electric radiator, underfloor heating, 2 Velux windows, Warmroof insulated roof system, double doors to terrace and garden.

On the first floor

Landing with pull down ladder to boarded and insulated loft with light. Megaflo water system. Bedroom 1 range of fitted wardrobes, bedside cabinets, drawer unit and ceiling fan. En suite Shower Room with large glass fronted shower, additional showerhead, low level WC, vanity unit, demisting mirror-fronted medicine cabinet, tiled floor, tiled walls, extractor fan. Bedroom 2 built in wardrobe, alcove.

Bedroom 3 fitted wardrobe, laminate wood floor.

Bedroom 4

Large Bathroom with tile enclosed bath, rain shower, shower attachment, vanity unit, low level WC, shower cubicle, tiled walls and floor.

OUTSIDE

A gravel driveway and lawn to the front of the house with space to park two or three cars. Small garage/ store. A gate to the left provides access to a garden shed and the rear garden with a large area of terracing with manually operated awning and flood light. Beyond the terrace is an area of lawn, shrubs and palm trees. There is an irrigation system within the lawn. In the corner of the garden is the hot tub with canopy, external lighting, drinks fridge/freezer and power. There is an attractive raised ornamental pond by the Family Room. Concealed to the side of the house are further garden store sheds.

Chalfont St Peter provides a range of High Street brands and independent shops for day-to-day requirements.



GENERAL

Local Authority

Buckinghamshire Council

Services

Mains water, gas and electricity.

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5 Denham Walk

Approximate Gross Internal Area

Ground Floor = 76.2 sq m / 820 sq ft

First Floor = 64.9 sq m / 698 sq ft

Garage = 5.1 sq m / 55 sq ft

Total = 146.2 sq m / 1,573 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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