



The Paddock, Chalfont St. Peter, Gerrards Cross



Village home with plenty of **scope** for **modernisation**

This detached bungalow sits proudly in an elevated position on The Paddock and offers superb scope for remodelling and renovation.

The property is currently arranged as a four bedroom home but due to its versatile floor plan this can be easily modified to suit the next owner.

The local village of Chalfont St. Peter is set within The Chalfonts; a group of villages including Chalfont St Giles and Little Chalfont. The village offers a wonderful community feel with its boutique independent and chain shops, restaurants and coffee shops. Convenience stores are only moments away with Marks & Spencer Foodhall and McColls just off the High Street.



Guide price: £800,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: G

Outside space

Externally the property sits within a plot measuring around 0.14 acres with a front lawn and secondary driveway leading to the garage, and a private garden to the rear.

Distances

Gerrards Cross 2.8 miles (London Marylebone 20 mins) | Chalfont St Giles 1.9 miles | M40 (J2) 6.2 miles | Beaconsfield 6.8 miles | London Heathrow 14.9 miles | Central London 23.2 miles (All distances and times are approximate)





The Paddock

As you arrive at the property and head up the right-hand side driveway you reach the main entrance to the bungalow. You enter the porch area which takes you straight into one of the large reception areas. From here you have direct access to the conservatory, dining room which leads to bedroom two, breakfast room which takes you into the kitchen and further into the utility and workshop.

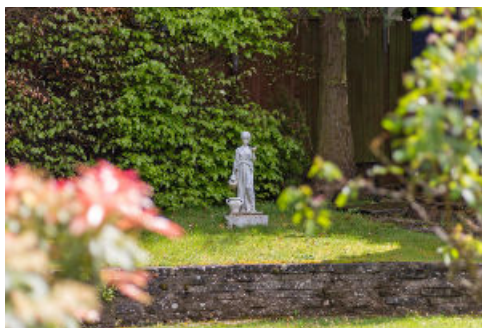
Making your way back to the sitting room at the centre of the property a further small hallway leads to the principal bedroom, bedroom three, bedroom four and the family bathroom with the toilet laying adjacent.

As mentioned previously this property has lots of potential. One may either choose to remodel and renovate inside or potentially extend further into the loft space creating a larger two storey home. Naturally any extension would be subject to the approval of the local planning authority and subject to title checks to ensure there are no restrictions.







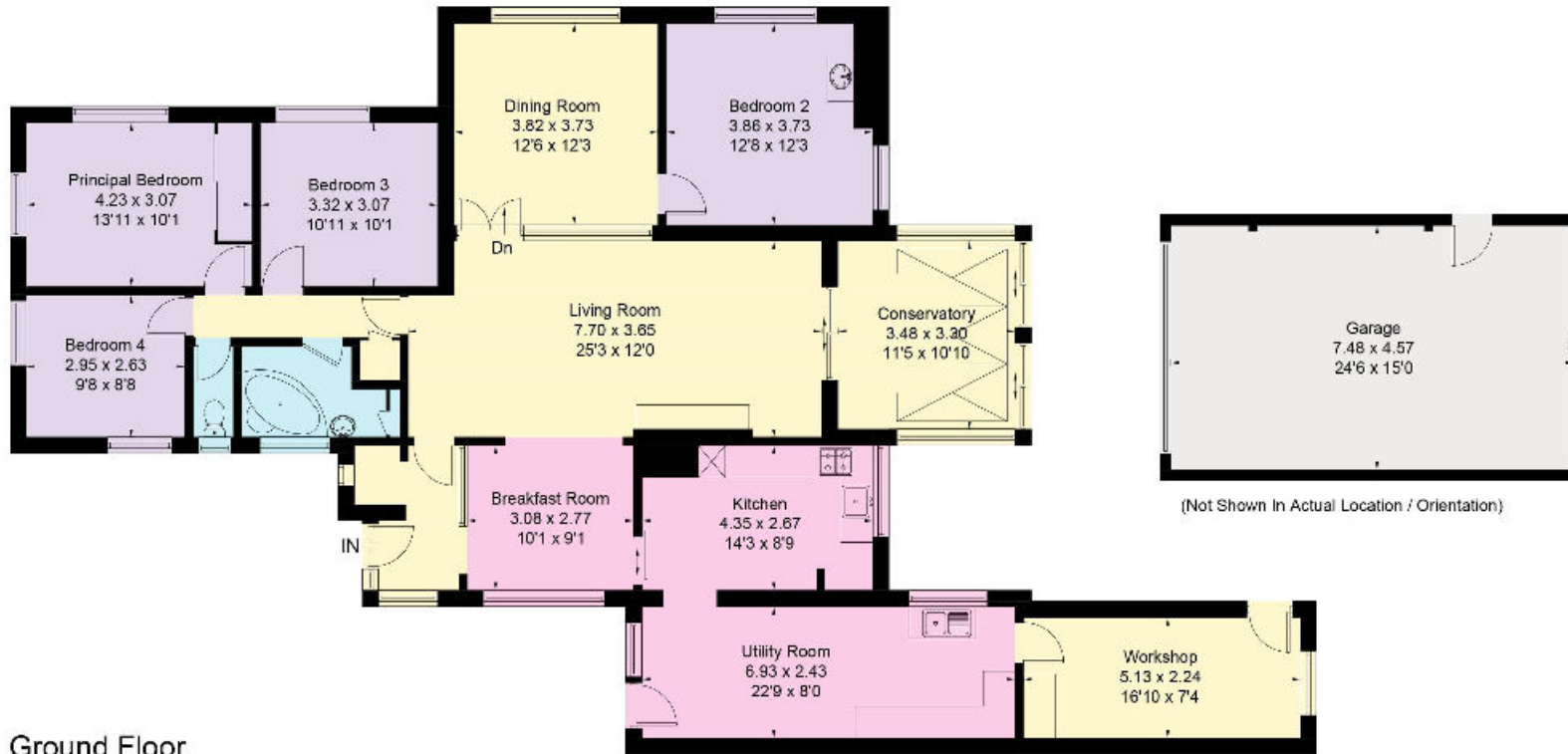


To the rear an attractive enclosed garden with lawn and mature shrubs offers a peaceful retreat.

Approximate Area = 174.9 sq m / 1,883 sq ft
 Garage = 34.2 sq m / 368 sq ft
 Total = 209.1 sq m / 2,251 sq ft
 Including Limited Use Area (2.2 sq m / 24 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

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