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RobertsNewby

25 Palliser Road, Chalfont St Giles, Buckinghamshire, HP8 4DL

£690,000

An attractive and well maintained chalet bungalow which has been extended by the present owners to provide an airy, light and good sized family home, within close proximity to the local Infant and Junior schools, and approximately one mile from the village centre with all the local amenities. EPC Rating: D

- **Living Room**
- **Dining Room**
- **Study/Bedroom 4**
- **Kitchen**
- **Garden Room/Utility**
- **3 Further Bedrooms**
- **Bathroom**
- **Garage**

INSIDE

On entering the main hallway an archway gives access to the following rooms. The main bedroom at the front of the property and the study or bedroom 4. The family bathroom with its four piece white suite of pine panelled bath with shower, the WC, bidet, hand basin and part tiled walls. Built in storage cupboard. Electricity sockets for shaver/toothbrush. There are brass coloured fittings [these will be removed]. The living room overlooks the garden with both patio doors and a picture window. There are built-in bookshelves and cupboards creating a study area with a wall light next to the bookcase.

The wood floor in the hall flows through to the dining room on the other side of the hallway through a glass sliding door. This has three built in oak corner cupboards/shelves and picture window to the front of the property. Another archway leads to the kitchen with tiled floor and fitted with oak fronted base and wall cupboards. There is an integrated dishwasher, integrated refrigerator, electric oven with grill below a gas hob and cooker hood, a one and a half bowl sink with the drainer cut into the granite work surface. There is also a space for an upright fridge/freezer. The kitchen window overlooks the garden and the kitchen has a tiled floor which follows through to an inner lobby which has fitted floor units. There is a cloakroom with a hand basin and WC and door to the garage. There are Bi-fold doors into the garden room with high vaulted ceiling, with hanging clothes dryer. It is also used as a utility with space for a washing machine, one and a half bowl sink with drainer, work surface and shelf. There is a door to the garden and three Velux windows. The room also houses the heating system.

Upstairs are the other two bedrooms, one having a Velux window with storage into the roof space, and bedroom 3 with a storage cupboard, plus airing cupboard and another storage cupboard off the landing. All the bedrooms, stairs and living room are carpeted throughout and all of the rooms have central heating radiators.

OUTSIDE

The front of the bungalow is approached by a brick paviour driveway with flower borders surrounded by shingle. It sits behind hedging and has trees bordering the side. The driveway which leads to a large single garage has parking for a number of vehicles and side access to the rear garden.

The rear garden is laid to lawn edged with stone bricks and has a patio area outside the living room with a pergola covered with a vine.

The garden has borders with various fruit trees and shrubs. There are also raised vegetable beds and a cupboard to house the storage hopper for the wood pellets to feed the boiler. The rainwater storage system stores soft water to help water the garden and to run the washing machine.

HOW TO GET THERE

From our office in Chalfont St Giles proceed up the High Street past the shops bearing right into Deanway. Continue up the hill taking the third left turn into The Lagger and the second right turn into Narcot Way. Palliser Road is on the left and the property is first on the left.

GENERAL NOTES

The house is of a high energy efficiency, draught-proofed and moisture controlled standard, with a mechanical ventilation with heat recovery system throughout, as well as full double glazing. The central heating system installed in 2008 is by a fully automatic wood pellet boiler, plus assistance with hot water from solar thermal units on the roof. There are electricity generating solar pv panels on the roof, and a rainwater harvesting system. The garage has an electric car charging point. The house is listed as No 83 on the 'Superhomes' website:

www.superhomes.org.uk.

QUICK GUIDE

Guide price: **£690,000**
Tenure: **Freehold**
Local Authority: **Chiltern District Council**
Council Tax: **Band F**
Approx Floor Area: **1822 sq ft**

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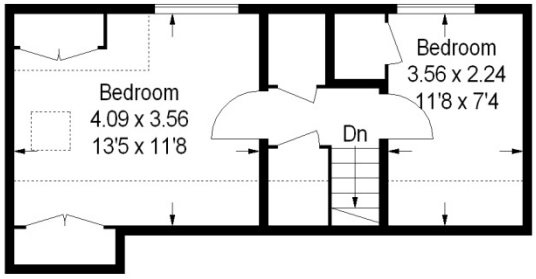
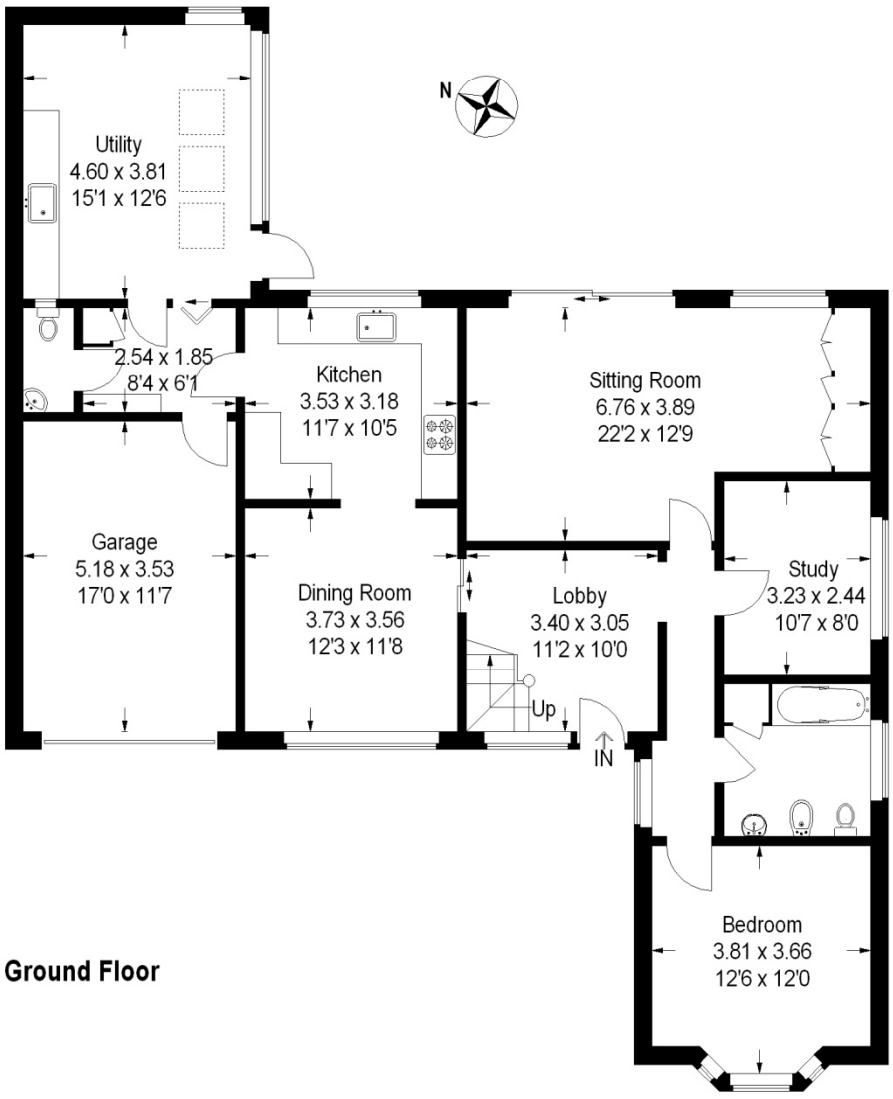
Approximate Gross Internal Area
Ground Floor = 119.5 sq m / 1286 sq ft
First Floor = 31.3 sq m / 337 sq ft
Garage = 18.5 sq m / 199 sq ft
Total = 169.3 sq m / 1822 sq ft



First Floor



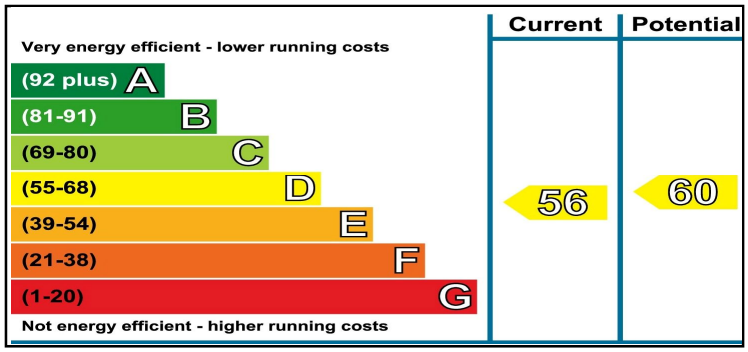
Ground Floor

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.
Produced for Roberts Newby Ltd

25 Palliser Road, Chalfont St Giles, Buckinghamshire, HP8 4DL

Viewing is strictly by appointment through
Roberts Newby Partnership.

OPEN 7 DAYS A WEEK
Saturday 9am to 5pm Sunday 10am to 5pm



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