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## Layers Close

Chalfont St Peter, Buckinghamshire, SL9 9HT



## £495,000 Freehold

With scope to extend at ground floor level, subject to planning permission, Rodgers Estate Agents are delighted to offer a well appointed mid terraced house moments from Gold Hill Common. The property comes to the market with vacant possession. The accommodation on the ground floor comprises of entrance lobby, living/ dining room and kitchen/ breakfast room. On the first floor there are three good sized bedrooms and a bathroom. The house has a rear garden of approximately 60' and to the front there is off street parking for two cars. Features include gas central heating and double glazing. Ideally set back in a quiet location, the house is within walking distance of the village with all its amenities, excellent schools and is within easy reach of Gerrards Cross village and train station.

### Entrance Lobby

Wooden front door with ornate opaque glass insets. Stairs leading to first floor and landing.

### Lounge/ Dining Room

21' 11" x 13' 4" (6.68m x 4.06m) Double aspect room with feature double glazed leaded light window over looking front aspect and sliding double glazed patio doors leading to the rear garden. Fireplace with wooden mantel and marble hearth. Fitted cupboard unit and shelving. Four wall light points. Two radiators. Archway to:

### Kitchen/ Breakfastroom

21' 11" x 6' 1" (6.68m x 1.85m) Fitted with wall and base units. Worksurface with tiled splashback. Stainless steel sink unit with mixer tap and drainer. Built in four ring gas hob with extractor hood over. Built in oven. Plumbed for washing machine. Laminate flooring. Corner cupboard unit housing electric meter and fuse board. UPVC door with opaque double glazed glass inset leading to rear. Two radiators. Double glazed leaded light window over looking front aspect and double glazed window over looking rear aspect. Casement door with opaque, ornate double glazed glass inset.

### First Floor

#### Landing

Access to loft. Storage cupboard with slatted shelving.

#### Bedroom 1

12' 3" x 11' 7" (3.73m x 3.53m) Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect.

#### Bedroom 2

12' 9" x 9' 5" (3.89m x 2.87m) Dimmer switch. Radiator. Double glazed leaded light window over looking rear aspect.

### Bedroom 3

10' 5" x 6' 0" (3.17m x 1.83m) Down lighters. Coved ceiling. Cupboard housing gas central heating boiler. Radiator. Double glazed leaded light window over looking front aspect.

### Bathroom

Partly tiled with a white suite incorporating bath with mixer tap, wash hand basin with mixer tap, w.c and fully tiled walk in shower. Downlighters. Expel air. Heated chrome towel rail. Opaque ornate windows over looking rear aspect. .

### Outside

#### To The Front

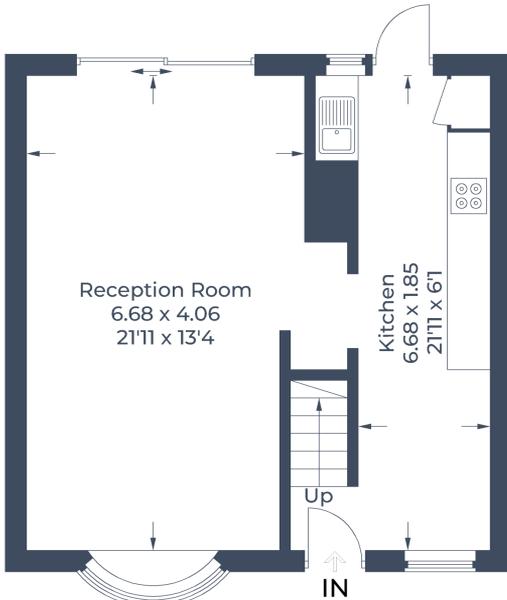
Tarmac drive way providing off street parking for two cars. Wooden fence boundaries. Flower bed border. Storm porch. Outside light point.

#### To The Rear

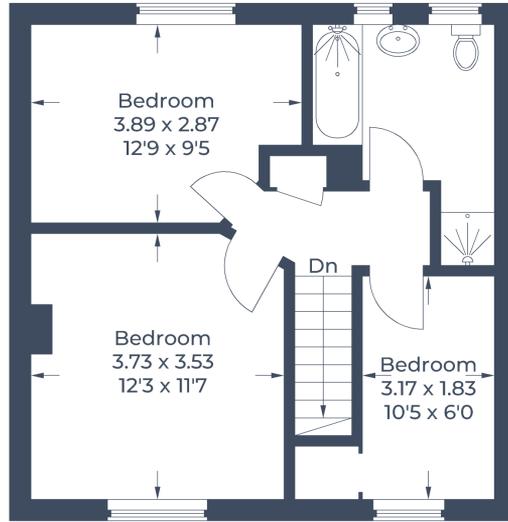
Over 65' garden mainly laid to lawn with wooden fence boundaries. Paved patios. Large wooden garden shed. Pedestrian rear access. Flower bed with railway sleeper surrounds. Outside tap point. Outside electrical points.



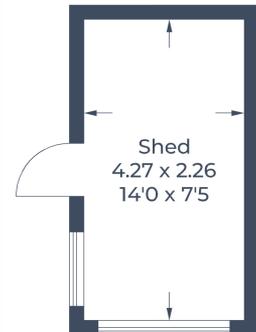
Approximate Gross Internal Area  
 Ground Floor = 44.2 sq m / 476 sq ft  
 First Floor = 43.5 sq m / 468 sq ft  
 Shed = 9.6 sq m / 103 sq ft  
 Total = 97.3 sq m / 1,047 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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