

rodgers
estate agents



Nortoft Road
Chalfont St Peter, Buckinghamshire, SL9 0LA



£3,750 pcm

AVAILABLE EARLY JUNE. A detached family home situated on a highly regarded road on the Chalfont Common side of the village, just a short walk from Robertswood school and within easy reach of the village centre with all its amenities and excellent schools. The property is beautifully presented throughout and offers bright and spacious accommodation over two floors. There is oak flooring to all rooms on the ground floor other than the kitchen/breakfast room and cloakroom, which have ceramic tiled flooring. All rooms are extremely well proportioned with the living room and kitchen/breakfast room both overlooking the delightful rear garden with double doors providing access to outside. On the first floor a large landing leads to four double bedrooms, the master which features an en suite shower room and a family bathroom. Further features include gas central heating, double glazing, off street parking for several cars and a rear garden with an attractive patio area ideal for entertaining. Unfurnished.

Entrance Porch

Two wooden casement doors with clear glass insets and windows either side. Downlighter. Wooden front door with opaque circular glass inset leading to:

Entrance Hall

Quality wood flooring. Down lighters. Under stairs cupboard. Radiator. Stairs leading to first floor and landing.

Cloakroom

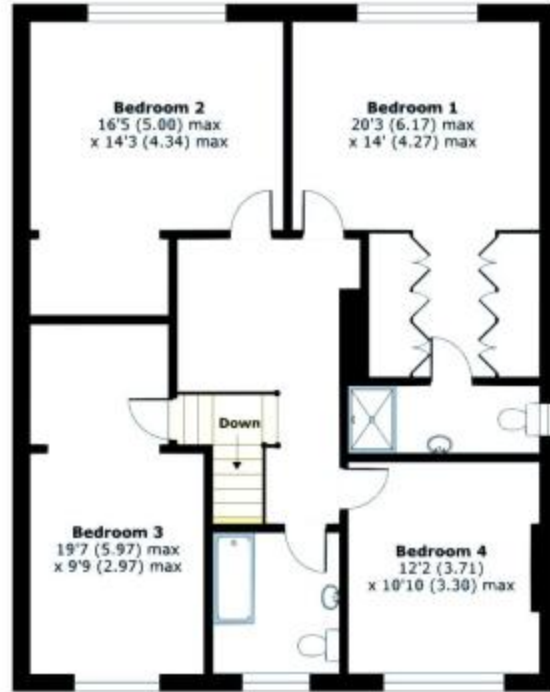
Modern white suite incorporating w.c and wash hand basin with mixer tap. Fitted mirror. Tiled floor. Down lighters. Expel air. Radiator. Opaque double glazed window overlooking side aspect.



Approx. Gross Internal Floor Area
2172 Sq Ft 201.7 Sq Metres



GROUND FLOOR



FIRST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333