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**Lovel Road**  
Chalfont St Peter, Buckinghamshire, SL9 9NW





## £635,000 Freehold

A detached house situated on a popular residential road within easy walking distance of the village with all its amenities and well regarded schools, making it the perfect home for the discerning purchaser. Although in need of some modernisation, the house has great potential to transform into an enviable home. The accommodation on the ground floor comprises an entrance hall, cloakroom, split level lounge/dining room, kitchen/breakfast room and a utility room. On the first floor there is a landing, three good size bedrooms and a shower room. Further features include gas central heating, off street parking for two cars, a shared driveway leading to a garage and the circa 65' rear garden. The property is offered with NO UPPER CHAIN.

### Entrance Hall

L shaped with a wooden front door with opaque glass insets. Opaque window overlooking front aspect. Ornate coved ceiling. Ornate ceiling rose. Large under stairs cupboard. Wall mounted central heating thermostat. Two radiators. Opaque window overlooking side aspect.

### Cloakroom

Suite incorporating WC and wash hand basin. Ornate coving. Radiator. Opaque window overlooking front aspect.

### Living/Dining Room

25' 1" x 19' 9" (7.65m x 6.02m) L shaped split level room with ornate coved ceiling and ornate ceiling roses. False fireplace with electric fire, tiled hearth and wooden mantle. Four wall light points. Dimmer switch. Three radiators. Window overlooking rear aspect. Opaque window overlooking side aspect. Sliding double glazed patio doors leading to rear garden.

### Kitchen/Breakfast Room

15' 10" x 9' 10" (4.83m x 3.00m) Extremely well fitted with wall and base units. Work surfaces with tiling over. Double Franke sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted oven. Built in fridge. Space for freezer. Tiled floor. Downlighters. Radiator. Window overlooking front aspect.

### Utility Room

Work surface with circular stainless steel sink unit and cupboard under. Plumbed for washing machine and dryer. Wall mounted "Baxi" central heating boiler. Coved ceiling. Down lighters. Opaque window overlooking side aspect.



## First Floor

### Landing

Two access hatches to insulated loft. Four large storage cupboards, one of which allows access to under eaves storage space. Airing cupboard with lagged cylinder and slatted shelving. Downlighters.

### Bedroom 1

13' 0" x 12' 7" (3.96m x 3.84m) Full wall length fitted sliderobes with hanging space, and with access to under eaves storage space. Two wall light points. TV point. Downlighters. Radiator. Window overlooking front aspect.

### Bedroom 2

11' 4" x 10' 2" (3.45m x 3.10m) Coved ceiling. Downlighters. TV point. Radiator. Window overlooking rear aspect.

### Bedroom 3

11' 4" x 9' 3" (3.45m x 2.82m) Coved ceiling. Downlighters. TV point. Radiator. Window overlooking rear aspect.

### Shower Room

Majority tiled with a walk in shower, WC, and wash hand basin. Downlighters. Coved ceiling. Radiator. Opaque Velux roof light.

### Outside

### Garage

15' 11" x 8' 8" (4.85m x 2.64m) Single garage with an up and over door. Light and power.

### To The Front


Tarmac off street parking for two cars. Wooden fence and hedge boundaries. Shared tarmac driveway leading to the garage. Storm porch with outside light point.

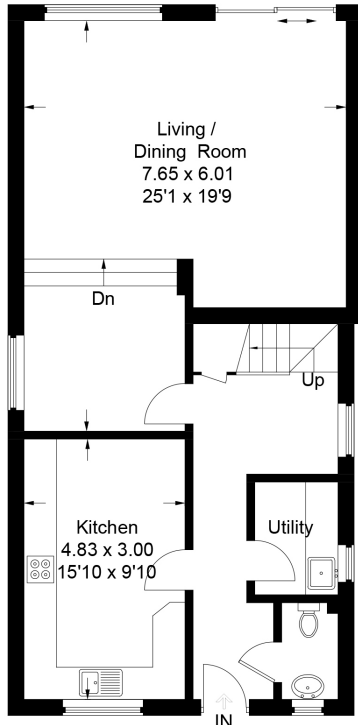
### To The Rear

Circa 65' garden mainly laid to lawn with fence and hedge borders. Paved patio areas. Pedestrian side access to both sides. Wooden garden shed. Pedestrian side access.

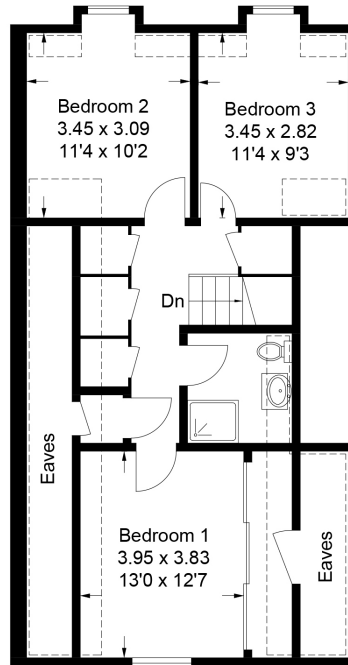


Approximate Gross Internal Area  
 Ground Floor = 75.3 sq m / 810 sq ft  
 First Floor = 53.8 sq m / 579 sq ft  
 Garage = 12.8 sq m / 138 sq ft  
 Total = 141.9 sq m / 1,527 sq ft  
 (Excluding Eaves)

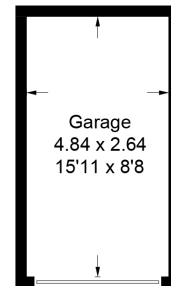
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	67	
(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	

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

csp@rodgersstates.com

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

harefield@rodgersstates.com

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