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Nicol Road
Chalfont St Peter, Buckinghamshire, SL9 9ND



£850,000 Freehold

A handsome, double fronted, character detached cottage situated within easy walking distance of the Village centre with all its amenities, the leisure centre and a selection of excellent schools. The cottage is in beautiful order and has the perfect blend of modern interior and character features making it an ideal family home. This is a deceptively spacious property, having been extended, but it has further scope to provide additional accommodation as there is a large attached garage which could be converted to either another reception room, a home office or a bedroom, subject to relevant planning. The accommodation on the ground floor comprises an entrance hall, cloakroom, lounge/dining area, family room, office/study, kitchen and utility room. On the first floor there are three bedrooms, the master with a dressing area and bathroom, and a family bathroom. Further features include gas central heating, double glazing, off street parking, a double garage and gardens to the front and rear.

Entrance Hall

Modern front door with leaded light glass insets, and with opaque double glazed windows either side. Radiator. Under stairs cupboard. Stairs leading to first floor and landing.

Cloakroom

White suite incorporating WC, and wash hand basin with mixer tap, tiled splash back and cupboard under. Laminate wood flooring. Heated towel rail. Downlighters. Expel air.

Lounge/Dining Room

24' 5" x 17' 3" (7.44m x 5.26m) "L" shaped with a log burner in a feature Inglenook brick fireplace. Two radiators. Ceiling speakers. Downlighters. Dimmer switches. Wall thermostat control. Double glazed bay window overlooking front aspect. Double casement doors with double glazed glass insets leading to patio and rear garden. Double glazed window overlooking rear aspect.

Family Room

14' 0" x 12' 3" (4.27m x 3.73m) Double aspect room with double glazed bay window overlooking front aspect and two double glazed windows overlooking side aspect. Feature brick fireplace and hearth with wooden mantle. Dimmer switch. Picture rail. Radiator.

Kitchen

10' 7" x 9' 8" (3.23m x 2.95m) Well fitted with Shaker style wall and base units. Granite work surfaces with splashbacks. One and a half bowl sink unit with mixer tap and drainer. Quality tiled floor. Six ring gas range cooker with extractor hood over. Built in microwave. Built in dishwasher. Downlighters. Double glazed window overlooking rear aspect. Archway to dining area and to:

Utility Room

Work surface with a stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine and dryer. Space for American style fridge/freezer. Downlighters. Wall mounted central heating boiler. Tiled floor. Radiator. Double glazed window overlooking side aspect. Archway to:

Lobby

0m x 0m (0' 0" x 0' 0") Tiled floor. Velux roof light. Double glazed window overlooking rear aspect. Door to garage. Radiator. Stable door with double glazed glass inset leading to rear garden. Modern door with double glazed glass insets leading to parking area. Door to:

Study/ Office

6' 9" x 6' 9" (2.06m x 2.06m) Downlighters. Double glazed window overlooking rear garden. Door to garage.

First Floor

Landing

Half galleried with access to loft. Airing cupboard with a lagged cylinder and slatted shelving. Double glazed window overlooking front aspect.

Master Bedroom

19' 1" x 11' 5" (5.82m x 3.48m) Double aspect room with double glazed windows over looking front and side aspects. Fitted wardrobes. Down lighters. Radiator.

En Suite Bathroom

Fully tiled with a suite incorporating bath with mixer tap and shower attachment, walk in shower, WC, and wash hand basin with mixer tap with cupboard under. Expel air. Heated towel rail. Opaque double glazed window overlooking rear aspect.

Bedroom Two

12' 2" x 11' 2" (3.71m x 3.40m) Double aspect room with double glazed window overlooking front aspect and two double glazed windows overlooking side aspect. Ornate fireplace. Picture rail. Radiator.

Bedroom Three

11' 2" x 9' 10" (3.40m x 3.00m) Fitted wardrobes. Radiator. Double glazed window overlooking side aspect.

Bathroom

Fully tiled with a suite incorporating bath with mixer tap and shower attachment, WC, and wash hand basin with mixer tap and cupboard under. Downlighters. Expel air. Heated towel rail. Opaque double glazed window overlooking rear aspect.

Outside

Garage

33' 8" x 24' 9" (10.26m x 7.54m) Motorised roller garage door. Light and power. Double glazed windows overlooking rear garden. Eaves storage space. Casement door with double glazed glass insets leading to rear garden.

Front Garden

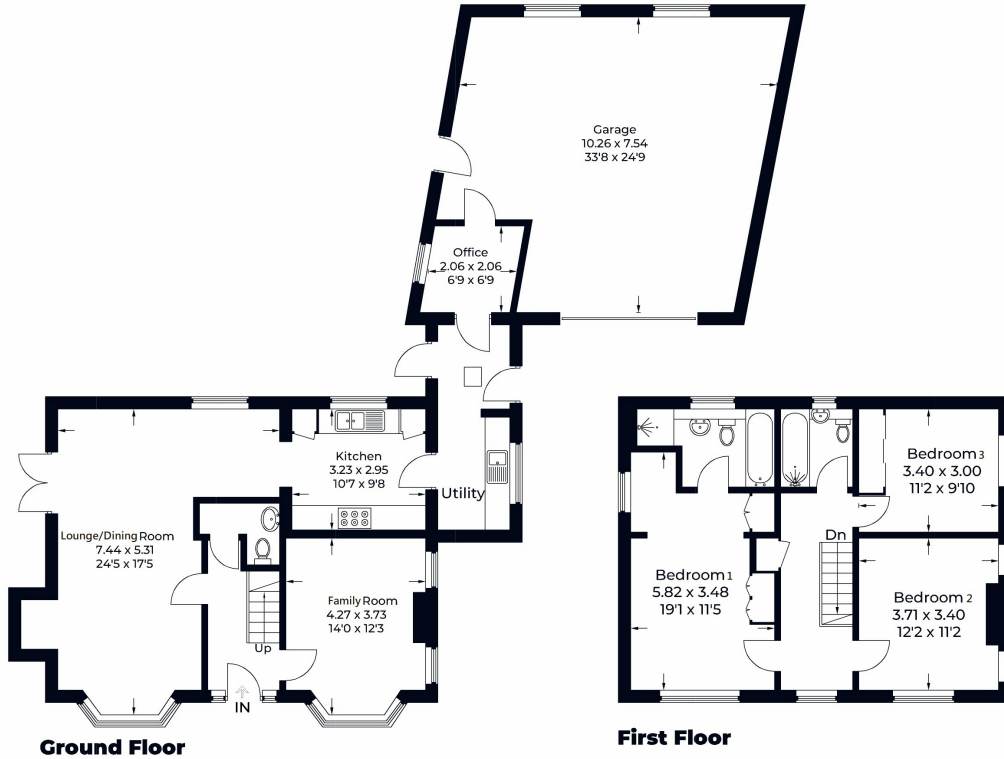
Mainly laid to lawn with hedge boundaries. Paved patio area. Wooden pedestrian gate. Five bar gate leading to side and rear garden. Storm porch with red tile floor.

Rear Garden

Wall, hedge and wooden fence boundaries. Area laid to lawn and paved patio areas. Flower bed borders. Wide variety of shrubs and plants. Wooden summer house. Outside tap and plug point.



Approximate Gross Internal Area
 Ground Floor = 130.9 sq m / 1,409 sq ft (Including Garage)
 First Floor = 61.3 sq m / 660 sq ft
 Total = 192.1 sq m / 2,069 sq ft (Including Garage)



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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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