

rodgers
estate agents



Rickmansworth Lane
Chalfont St Peter, Buckinghamshire, SL9 0NA



£399,950 Freehold

OFFERS INVITED. Situated on the outskirts of the village, a totally refurbished mid terraced cottage, within easy reach of the village centre with all its amenities and excellent schools. In show house condition throughout, an internal inspection is highly recommended. The accommodation on the ground floor comprises of an entrance lobby and open plan lounge/ kitchen/ dining area. On the first floor is a landing, two double bedrooms and a modern fitted bathroom. Features include gas central heating and double glazing. No upper chain.

Entrance Lobby

UPVC front door with opaque double glazed glass insets. Radiator. Stairs leading to first floor and landing. Door to:

Reception Room/ Kitchen

24' 11" x 19' 6" (7.59m x 5.94m) An open plan, double aspect room with double glazed windows over looking front and rear aspects. Quality wood tile flooring. High gloss fitted kitchen with wall and base units. Granite effect worksurface with tiled splash back. Stainless steel sink unit with mixer tap and drainer. Built in four ring electric hob with extractor hood over. Fitted oven. Plumbed for dishwasher and washing machine. Cupboard housing wall mounted gas central heating boiler. Down lighters. Under stairs cupboard with light. Casement door with double glazed clear glass inset leading to rear. Two radiators.

First Floor

Landing

Quality wood tile flooring. Radiator. Double glazed window over looking rear aspect.

Bedroom 1

17' 0" x 11' 5" (5.18m x 3.48m) Quality wood tile flooring. Access to loft. Radiator. Double glazed window over looking front aspect.

Bedroom 2

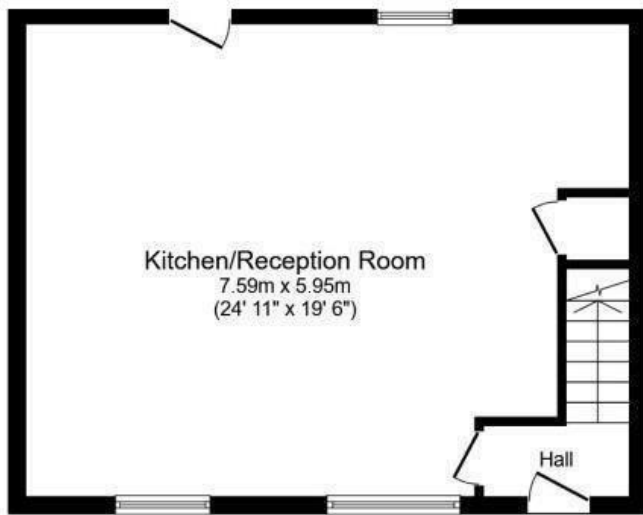
16' 3" x 13' 4" (4.95m x 4.06m) "L" shaped with quality wood tile flooring.. Radiator. Double glazed window over looking front aspect.

Bathroom

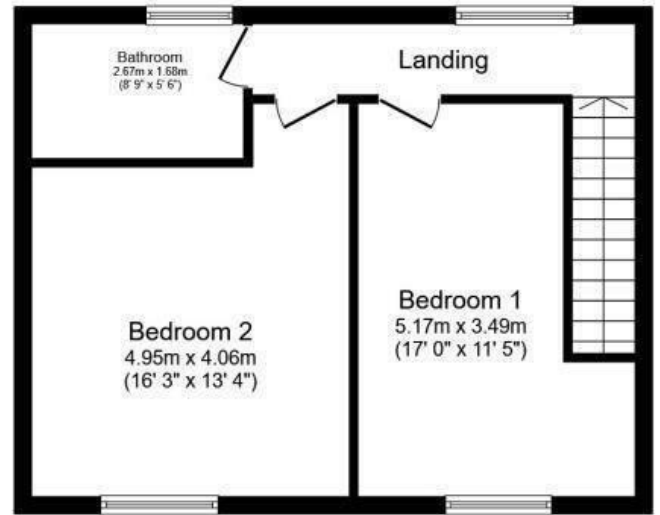
8' 9" x 5' 6" (2.67m x 1.68m) Fully tiled with a modern white suite incorporating bath, w.c and wash hand basin with cupboard under and walk in shower. Down lighters. Expel air. Heated chrome towel rail. Opaque double glazed window over looking rear aspect.



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Ground Floor



First Floor

Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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