

rodgers
estate agents



Nicol Road
Chalfont St Peter, Buckinghamshire, SL9 9LY

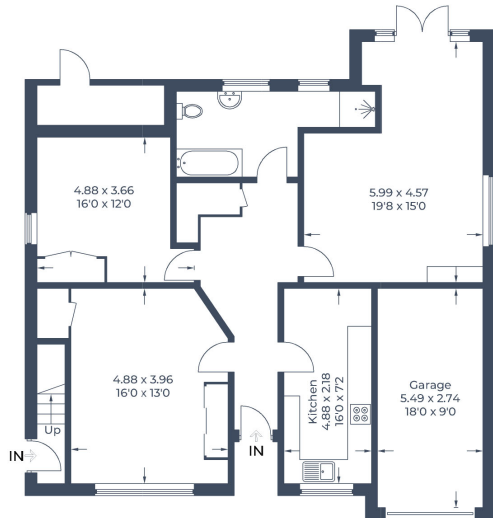


£850,000 Freehold

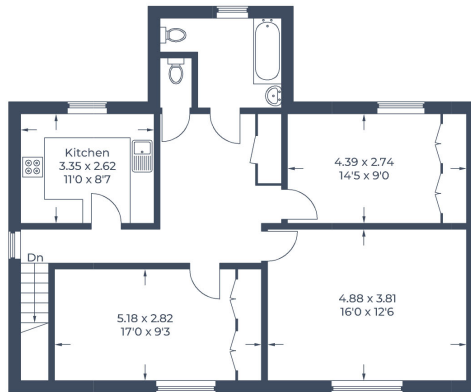
On a plot of circa 0.25 of an acre, a detached, two storey house and a large, detached garage/workshop, in front of which is a large area of concrete hardstanding. The house, which is dated, is currently split into two self-contained, two-bedroom maisonettes and the detached workshop was previously used as a small car repair workshop. Both properties are offered together with vacant possession, and we are of the opinion that the site would lend itself to a variety of uses, either in its present form or developed, subject to planning permission. A planning application, Ref. No: PL/24/1855/FA , is currently in progress to seek permission to demolish the existing maisonettes and garage/workshop on the site and to then construct five new residential dwellings. These would take the form of one pair of semi-detached and one group of three terraced, two storey dwellings. The site is situated within easy walking distance of the village centre with all its amenities and excellent schools and is circa 1.5 miles from Gerrards Cross train station Marylebone Station which is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. For further details on this current planning application please contact Philip Hunter on 01753 880333 rather than approaching the applicant . Best and final offers, not subject to planning permission, are invited to be submitted to our office no later than noon on the 7th April.



Approximate Gross Internal Area
 Ground Floor = 94.5 sq m / 1,017 sq ft
 First Floor = 82.4 sq m / 887 sq ft
 Outbuilding = 72.8 sq m / 784 sq ft
 Garage = 14.6 sq m / 157 sq ft
 External Cupboard = 3.2 sq m / 34 sq ft
 Total = 267.5 sq m / 2,879 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	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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For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333