

rodgers
estate agents



Nicol Road
Chalfont St Peter, Buckinghamshire, SL9 9NB



£650,000 Freehold

In excess of 1,300 square feet, a deceptively spacious detached chalet bungalow, in god order throughout, situated within easy walking distance of the village with all its amenities, the leisure centre and excellent schools. The accommodation on the ground floor comprises an entrance lobby, living room, family room, kitchen, three bedrooms and a bathroom. On the first floor is the master bedroom with an en suite bathroom. Further features include gas central heating, double glazing, off street parking for two cars and a south westerly facing rear garden. No upper chain. An internal inspection is highly recommended.

Entrance Lobby

UPVC door with opaque double glazed glass insets. Wood flooring. Cupboard housing electric consumer unit and meter. Radiator.

Sitting Room

14' 6" x 12' 6" (4.42m x 3.81m) Fireplace with tiled hearth and wooden mantel. Wood flooring. Two wall light points. Coved ceiling. Dimmer switch. Radiator. Return staircase leading to first floor. Archway to:

Family/ Dining Area

22' 1" x 8' 0" (6.73m x 2.44m) Wood flooring. Two radiators. Full wall length Bi Fold doors leading to patio & rear garden. Archway to:

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m) Well fitted with high gloss white wall and base units. Wooden worksurfaces with tiled splashbacks. One and a half bowl sink unit with mixer tap and drainer. Fitted double oven and hob with extractor hood over. Fitted fridge/ freezer. Slimline dishwasher. Plumbed for washing machine. Wood flooring. Down lighters. Shelving. Double glazed window over looking side aspect.

Bedroom 2

11' 9" x 11' 0" (3.58m x 3.35m) Fitted wardrobes and cupboard units. Built in bed. Radiator. Double glazed window over looking front aspect.

Bedroom 3

9' 11" x 9' 11" (3.02m x 3.02m) Fitted double wardrobe. Radiator. Double glazed window over looking front aspect.

Bedroom 4

8' 3" x 7' 2" (2.51m x 2.18m) Opaque double glazed window over looking side aspect.

Bathroom

Majority tiled with a white suite incorporating bath with mixer tap and wall shower attachment, w.c and wash hand basin with mixer tap. Cupboard unit. Tiled floor. Heated chrome towel rail. Opaque double glazed window over looking side aspect.

First Floor

Bedroom 1

21' 11" max x 17' 8" max (6.68m x 5.38m) Double aspect room with double glazed windows over looking side aspects. Under eaves storage space. Fitted double wardrobe. Shelf unit. Radiator. Door to:

En Suite Bathroom

Majority tiled with a white suite incorporating bath with mixer tap and wall shower attachment, w.c and wash hand basin with mixer tap and tiled splashback. Tiled floor. Opaque window over looking side aspect.

Outside

To The Front & Side

Driveway providing off street parking for two cars. Outside light points. Outside tap. Storm porch with red tiled floor and light.

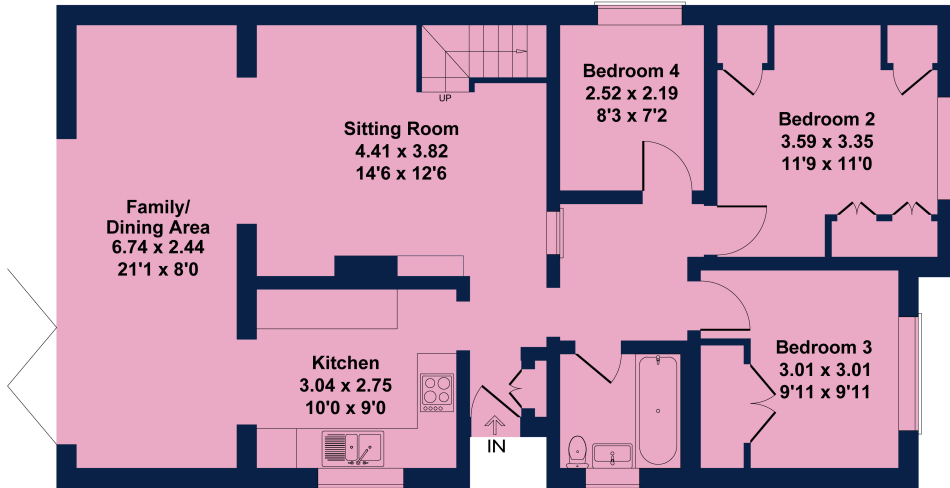
To The Rear

South westerly facing rear garden mainly laid to lawn with flower bed borders, paved patio area with wooden pagoda and raised decked area. Wooden fence boundaries. Pedestrian side access.

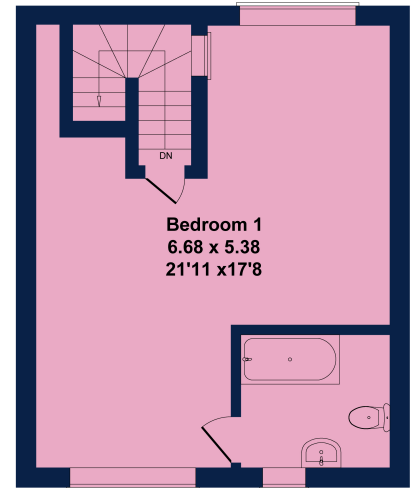


Goodwood

Approximate Gross Internal Area
Ground Floor = 85.0 sq m / 915 sq ft
First Floor = 36.2 sq m / 390 sq ft
Total = 121.2 sq m / 1305 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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

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