

rodgers  
estate agents



**Nortoft Road**  
Chalfont St Peter, Buckinghamshire, SL9 0LA



£3,750 pcm

AVAILABLE EARLY JUNE. A detached family home situated on a highly regarded road on the Chalfont Common side of the village, just a short walk from Robertswood School and within easy reach of the Village centre with all its amenities and excellent schools. The property is beautifully presented throughout and offers bright and spacious accommodation over two floors. There is oak flooring to all rooms on the ground floor other than the kitchen/breakfast room and cloakroom, which have ceramic tiled flooring. All rooms are extremely well proportioned with the living room and kitchen/breakfast room both overlooking the delightful rear garden with double doors providing access to outside. On the first floor a large landing leads to four double bedrooms, the master which features an ensuite shower room and a family bathroom. Further features include gas central heating, double glazing, off street parking for several cars and a rear garden with an attractive patio area ideal for entertaining. Unfurnished.

#### Entrance Porch

Two wooden casement doors with clear glass insets and windows either side. Downlighter. Wooden front door with opaque circular glass inset leading to:

#### Entrance Hall

Quality wood flooring. Downlighters. Under stairs cupboard. Radiator. Stairs leading to first floor and landing.

#### Cloakroom

Modern white suite incorporating WC, and wash hand basin with mixer tap. Fitted mirror. Tiled floor. Downlighters. Expel air. Radiator. Opaque double glazed window overlooking side aspect.

#### Living Room

20' 4" x 17' 10" (6.20m x 5.44m) Feature marble fireplace with inset coal effect gas fire. Quality wood flooring. Dimmer switch. Radiator. Double glazed casement doors, with double glazed windows either side, leading to rear.

#### Family Room

13' 7" x 11' 11" (4.14m x 3.63m) Feature wrought iron fireplace with inset gas coal effect fire. Quality wood flooring. Built in cupboard units and shelving. Radiator. Double glazed bay window overlooking front aspect.

#### Sitting Room/TV Room/Study

13' 8" x 9' 9" (4.17m x 2.97m) Quality wood flooring. Radiator. Double glazed window overlooking front aspect. Door to utility room.

#### Kitchen/Breakfast Room

20' 11" x 10' 5" (6.38m x 3.17m) Well fitted with wall and base units. Pine work surfaces with tiled splashbacks. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted double oven. Fitted dishwasher. American style fridge/freezer. Tiled floor. Downlighters. Radiator. Double glazed casement doors, with double glazed windows either side, leading to rear.

### Utility Room

9' 9" x 4' 0" (2.97m x 1.22m) Work surface. Plumbed for washing machine. Wall mounted central heating boiler unit. Expel air. Tiled floor.

### First Floor

#### Landing

Access to loft. Downlighters. Radiator.

#### Bedroom 1

20' 3" x 14' 0" (6.17m x 4.27m) Dressing room off with full wall length fitted wardrobes. TV point. Radiator. Double glazed windows overlooking rear aspect. Door to:

#### En Suite Shower Room

Modern white suite incorporating WC, wash hand basin with mixer tap and cupboard under, and walk in shower. Fitted mirror. Downlighters. Heated chrome towel rail. Opaque double glazed window overlooking side aspect.

#### Bedroom 2

16' 5" x 14' 3" (5.00m x 4.34m) Downlighters. Radiator. Double glazed window overlooking rear aspect. Connecting door to Bedroom 3.

#### Bedroom 3

19' 7" max x 9' 9" max (5.97m x 2.97m) Downlighters. Radiator. Double glazed window overlooking front aspect. Connecting door to Bedroom 2.

#### Bedroom 4

12' 2" x 10' 10" (3.71m x 3.30m) Radiator. Double glazed window overlooking front aspect.

#### Bathroom

Partly tiled with a white suite incorporating bath mixer tap with hand held shower attachment, w.c and wash hand basin with mixer tap. Mirror. Down lighter. Radiator. Opaque double glazed window over looking front aspect.

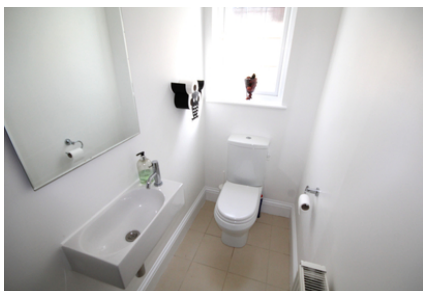
### Outside

#### To The Front

Brick paved driveway. Dwarf brick wall boundary. Hedging. Off street parking for several cars.

#### To The Rear

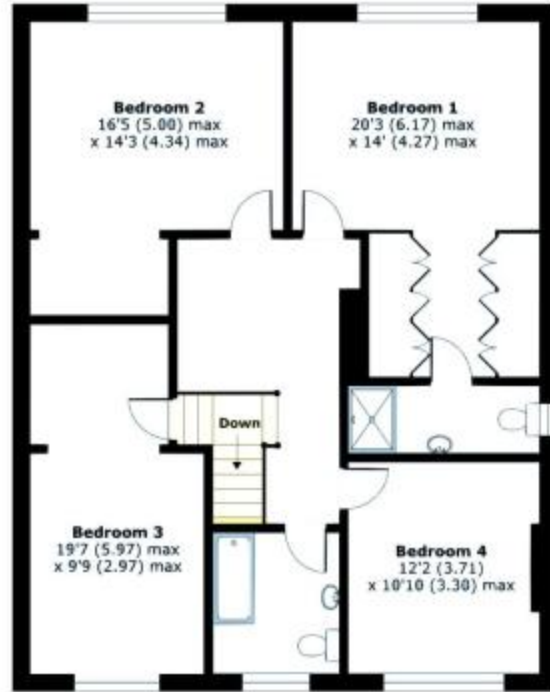
Mainly laid to lawn with wooden fence boundaries. Hedging. Large paved patio area. Wooden garden shed. Pedestrian side access. Outside light points.



Approx. Gross Internal Floor Area  
2172 Sq Ft 201.7 Sq Metres



GROUND FLOOR



FIRST FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	82
(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

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

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