

rodgers  
estate agents



**Layers Avenue**  
Chalfont St Peter, Buckinghamshire, SL9 9HP



£2,200 pcm

A spacious, modern three bedroom town house, situated within easy walking distance of Gold Hill Common and the village with all of its amenities and excellent schools. The accommodation on the ground floor comprises an entrance hall, cloakroom, lounge/dining room and kitchen. On the first floor there are three bedrooms, master with en-suite shower room and a family bathroom. Further features include gas central heating, double glazing, off street parking for one car, a rear garden and an integral garage. Unfurnished. AVAILABLE JANUARY.

### Hall

Front door with opaque glass inset. Cloaks cupboard with a washing machine/dryer. Opaque double glazed windows. Coved ceiling. Laminate flooring. Radiator. Door leading to garage.

### Cloakroom

Suite incorporating WC and wash hand basin. Opaque double glazed window overlooking front aspect.

### Lounge/Dining Room

7.63m x 5.30m (25' x 17' 5") Sliding patio doors leading out into the rear garden. Coved ceiling. Two radiators. Stairs leading to first floor. Door to:

### Kitchen

3.88m x 1.88m (12' 9" x 6' 2") Well fitted with wall and base units. Wooden worktops and splash backs. Sink unit with mixer tap. Four ring gas hob and extractor hood over. Built in oven and grill. Dishwasher. Integrated style fridge/freezer. Upright radiator. Coved ceiling. Double glazed window overlooking rear aspect. Tiled floor.

### Landing

Half galleried with access to loft. Radiator. Airing cupboard with slatted shelving. Coved ceiling.

### Master Bedroom

4.44m x 3.36m (14' 7" x 11') Built in wardrobe units. Coved ceiling. Radiator. Double glazed window overlooking front aspect. Door to:

### En-suite Bathroom

Fully tiled with a white suite incorporating WC, and wash hand basin with mixer tap. Mirror and shaving point. Walk in shower. Heated towel rail. Opaque double glazed window overlooking front aspect.

### Bedroom Two

4.03m x 2.80m (13' 3" x 9' 2") Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### Bedroom Three

4.04m x 2.68m (13' 3" x 8' 10") Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### Family Bathroom

2.64m x 1.68m (8' 8" x 5' 6") Fully tiled with a white suite incorporating WC, wash hand basin with mixer tap and bath with shower attachment. Mirror and shaving point. Heated towel rail.

### Integral Garage

5.28m x 2.66m (17' 4" x 8' 9") Up and over door. Light and power.

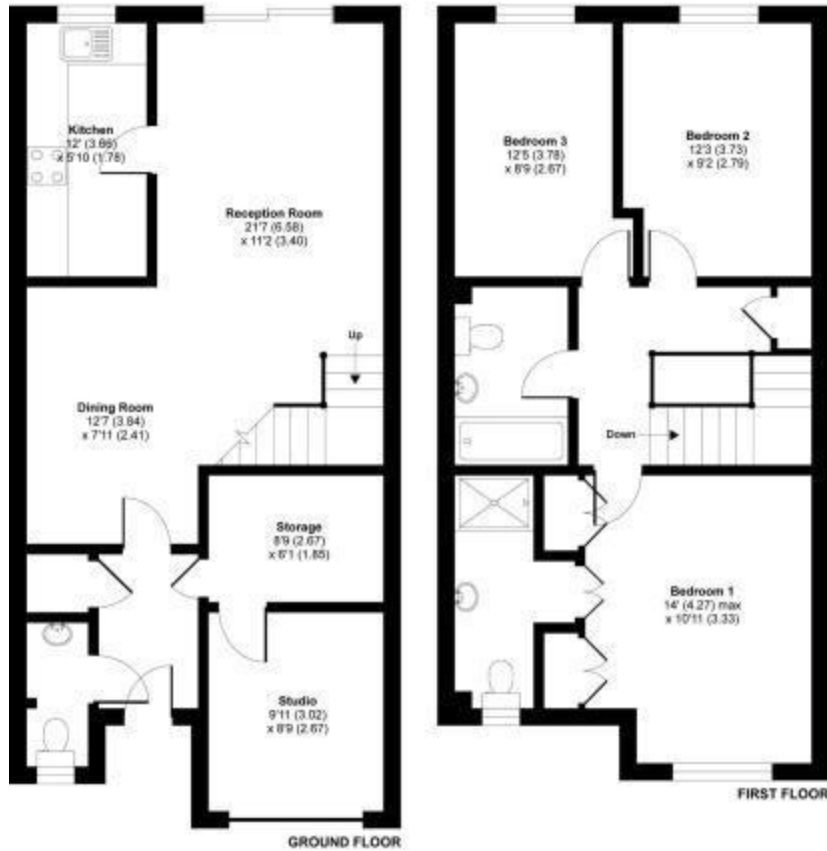
### Rear Garden

Mainly laid to lawn with wooden fence boundaries. Outside tap.

### Front Garden

Mainly paved. Off street parking.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	75	
(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	

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