

rodgers  
estate agents



**Nicol Road**  
Chalfont St Peter, Buckinghamshire, SL9 9LX





## £750,000 Freehold

An excellent opportunity to acquire this beautiful detached, dormer family home situated on this popular residential road on The Gold Hill Common side of the village. Set well back from the road, the property has been extended by the present owner and the house combines a most versatile layout with an excellent balance of reception and bedroom space, making this a truly inviting home. The beautifully managed and private landscaped rear garden is south westerly facing and there is a further side garden to the property. The accommodation on the ground floor comprises of entrance lobby, cloaks/ shower room, lounge/ dining room, study, bedroom, a stunning vaulted ceiling kitchen/ breakfast room and utility room. On the first floor there are two further bedrooms and a bathroom. Features include gas central heating, a double detached garage and off street parking for several cars. The property, which is within easy walking distance of the village centre, is surrounded by a wealth of local amenities to include well established local junior schools and is within a few minutes walk of The Chalfonts Community College. This property will suit a wide range of purchaser and early viewing is a must.

### Entrance Lobby

Modern UPVC front door with leaded light glass inset and two leaded light double glazed windows either side. Quality tiled floor. Modern UPVC door with leaded light glass insets and double glazed leaded light windows either side leading to the side and rear of the property. UPVC door with clear glass double glazed inset leading to the utility room. Further UPVC door with clear glass double glazed inset leading to:

### Kitchen/ Breakfast room

16' 10" x 13' 9" (5.13m x 4.19m) A stunning room double aspect room with double glazed windows either side with a feature vaulted ceiling with two Velux roof lights. Extremely well fitted with quality wall and base units. Granite work surfaces with an enamel sink unit with mixer tap and drainer. Feature five hob gas range with mosaic tiled splash back and extractor hood over. Fitted dishwasher. Fitted fridge and freezer. Quality marble floor tiles with under floor heating. Hidden lighting. Dimmer switches. Down lighters. Radiator. Door to inner hallway.

### Utility Room

Well fitted with wall and base units. Granite effect work surface with one and a half bowl stainless steel sink unit and drainer with tiled splashback. Plumbed for washing machine. Space for dryer. Wall mounted Valliant central heating boiler unit. Quality tiled floor. Door to garage.

### Inner Hallway

Quality wood flooring. Coved ceiling. Large under stairs storage cupboard. Wall thermostat control for central heating. Dimmer switches. Staircase with Velux roof light leading to first floor and landing.

### Living Room

30' 0" x 11' 4" (9.14m x 3.45m) Delightful triple aspect room with a feature bow wall with double casement doors with double glazed glass insets leading to rear. Two double glazed windows. Fireplace with wooden mantle, metal inset and granite hearth with gas coal effect gas fire. Quality marble floor tiles with under floor heating. Dimmer switches. Down lighters. Three radiators.

### Study

9' 11" x 8' 0" (3.02m x 2.44m) Quality wooden flooring. Coved ceiling. Radiator. Double glazed window.



### Bedroom

12' 0" x 10' 6" (3.66m x 3.20m) Two fitted wardrobes. Storage cupboard units. Coved ceiling. Radiator. Double glazed window.

### Shower Room/ Cloaks

Fully tiled with a suite comprising of walk in shower, w.c and wash hand basin with mixer tap. Quality tiled floor. Down lighters. Heated chrome towel rail. Opaque double glazed window.

### First Floor

#### Landing

Coved ceiling. Airing cupboard with lagged cylinder and slatted shelving.

#### Bedroom

13' 6" x 13' 5" (4.11m x 4.09m) Two double fitted wardrobes. Built in wardrobe. Down lighters. Coved ceiling. Dimmer switch. Radiator. Double glazed window.

#### Bedroom

13' 4" x 7' 9" (4.06m x 2.36m) Built in wardrobe. Coved ceiling. Radiator. Double glazed window.

### Outside

#### Garage

19' 5" x 19' 2" (5.92m x 5.84m) Double attached garage with two up and over garage doors. Generous under eaves storage space. Light and power. Double glazed window.

#### To The Front

Tarmac driveway providing off street parking for several cars. Easy to maintain shingle garden area. Wooden fence boundaries with deciduous and coniferous hedging. Outside light Wrought iron pedestrian gate with quality paved pathway leading to a ornate paved patio area with wooden fence boundaries and flower bed borders. Outside light points. Outside electrical point. .

#### To The Side

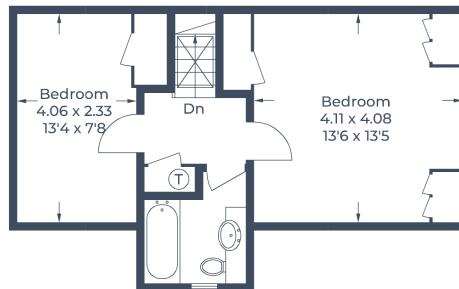
Quality paved area with outside light points. Archway leading to a side garden area with wooden fence boundaries and pedestrian access onto Orchard Grove. Variety of trees and shrubs. Outside tap. Cupboards housing gas and electric meters.

### To The Rear

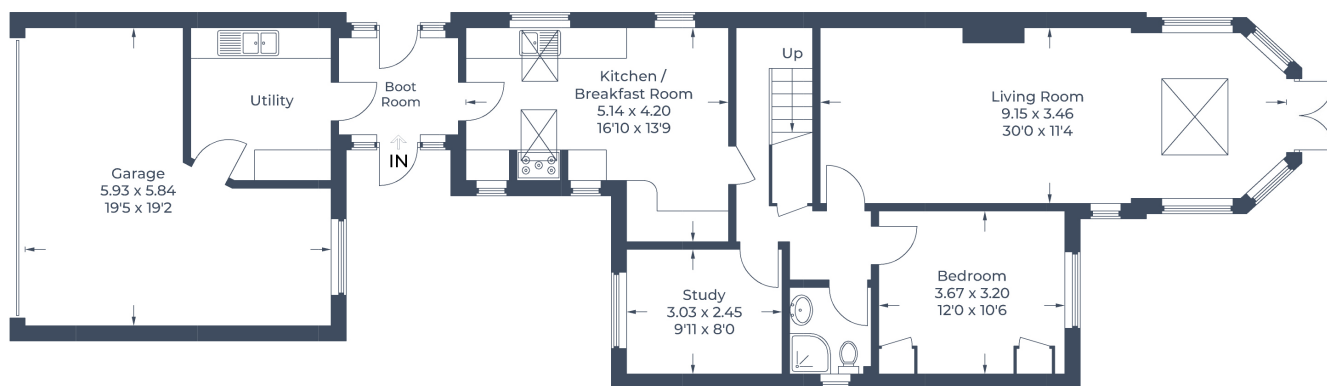
Private and secluded landscaped south westerly facing rear garden mainly laid to lawn with flower bed borders. Wooden fence boundaries and hedging. Wide variety of shrubs and plants. Timber decking. Outside light points. Outside electrical point. Pedestrian side access.



Approximate Gross Internal Area  
 Ground Floor = 122.2 sq m / 1,315 sq ft  
 First Floor = 38.3 sq m / 412 sq ft  
 Total = 160.5 sq m / 1,727 sq ft  
 (Including Garage)



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Rodgers Estate Agents



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.

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

[csp@roddersestates.com](mailto:csp@roddersestates.com)

[harefield@roddersestates.com](mailto:harefield@roddersestates.com)

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