

rodgers
estate agents



Grove Lane
Chalfont St Peter, Buckinghamshire, SL9 9JU

£550,000 Freehold

A stock brick semi detached house located in a mature residential area on the outskirts of the Village, close to The Chalfonts Community College and Leisure Centre, and within easy walking distance of the Village centre which provides a wide range of local amenities. Although the property is in need of a full refurbishment, there is great scope to extend, subject to the usual planning permissions. The accommodation on the ground floor comprises an entrance hall, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom. Features include a 90' rear garden and off street parking.

Entrance Hall

Front door with opaque leaded light glass inset with opaque leaded light window to the side. Under stairs cupboard. Radiator. Stairs leading to first floor and landing.

Lounge/Dining Room

23' 6" x 11' 6" (7.16m x 3.51m) Through room with double glazed leaded light window overlooking front aspect and wooden casement doors with leaded light glass insets and leaded light windows either side leading to rear garden. Feature brick fireplace with tiled hearth and mantle. Herringbone wooden parquet flooring. Coved ceiling. Two radiators.

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m) Double aspect room with leaded light window overlooking rear aspect and opaque leaded light window over looking side aspect. Fitted with wall and base units. Sink. Plumbed for washing machine. Modern Valiant wall mounted central heating boiler. UPVC door with opaque double glazed glass inset leading to side access.

First Floor

Landing

Leaded light window overlooking side aspect. Access to loft.

Bedroom 1

12' 1" x 9' 8" (3.68m x 2.95m) Radiator. Leaded light window overlooking front aspect.

Bedroom 2

11' 2" x 10' 10" (3.40m x 3.30m) Fitted wardrobe with cupboard unit and desk top. Airing cupboard with water cylinder and slatted shelving. Radiator. Leaded light window overlooking rear aspect.

Bedroom 3

8' 0" x 7' 10" (2.44m x 2.39m) Built in wardrobe. Radiator. Leaded light window overlooking front aspect.

Bathroom

Half tiled with a white suite incorporating bath, WC, and wash hand basin. Radiator. Opaque leaded light window overlooking rear aspect.

Outside

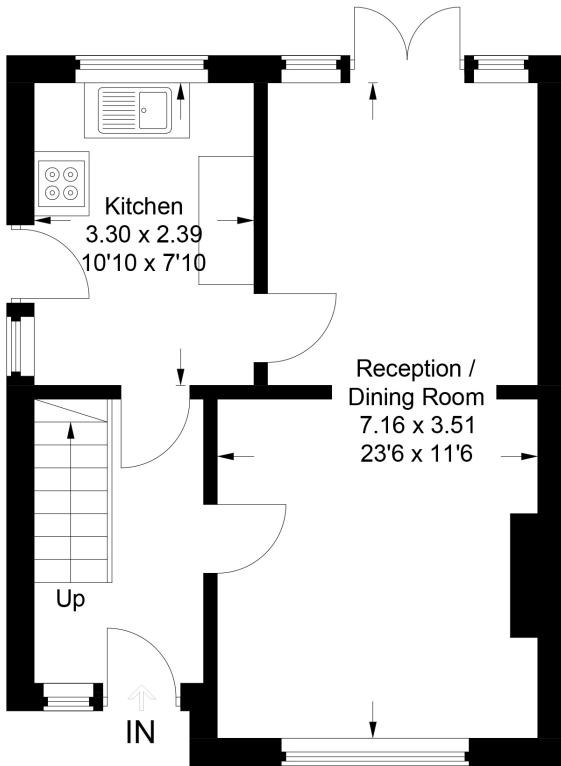
To The Front

Area laid to lawn, brick wall gated frontage. Mature trees and shrubs. Off street parking for one car.

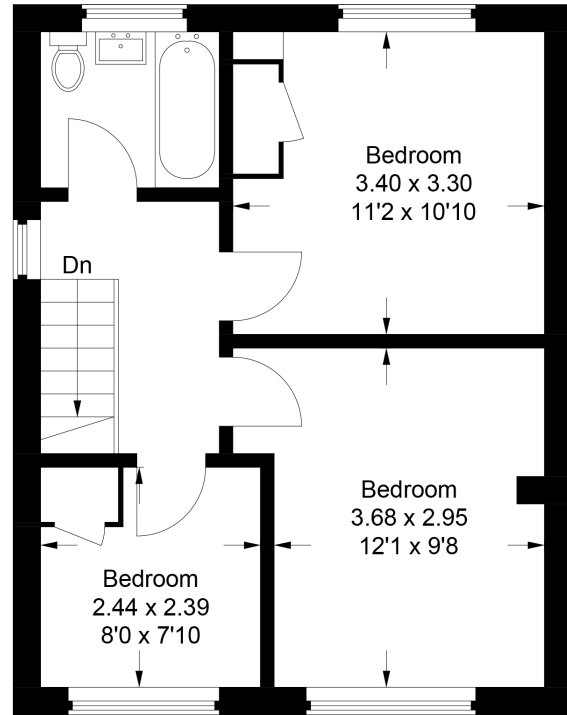
To The Rear

Circa 85' garden mainly laid to lawn with wooden fence boundaries. Coniferous hedging. Patio. Pedestrian side access with wooden gate.

Approximate Gross Internal Area
 Ground Floor = 38.6 sq m / 415 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Total = 77.9 sq m / 838 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Rodgers

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		87
(69-80)	C		
(55-68)	D	66	
(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

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com