

rodgers
estate agents



Hill Farm Road
Chalfont St Peter, Buckinghamshire, SL9 0DD



£1,900 pcm

AVAILABLE IMMEDIATELY. A terraced house situated at the end of a cul de sac on the Chalfont Common side of the Village. The house is in a clean and tidy condition throughout and has just been redecorated. The property is situated within easy reach of excellent schools and the Village centre with all its amenities. The accommodation on the ground floor comprises an entrance lobby, lounge/ dining room AVAILABLE and kitchen. On the first floor there are three bedrooms, a bathroom and separate w.c. Features include gas central heating, double glazing, off street parking, an integral garage and a south westerly facing rear garden. Unfurnished.

Entrance Lobby

UPVC front door with opaque double glazed glass inset and double glazed window to side. Stairs leading to first floor and landing. Door to:

Lounge/ Dining Room

18' 6" max x 11' 10" max (5.64m x 3.61m) "L" shaped with double glazed window over looking front aspect. Laminate flooring. Fitted shelves. Wall mounted thermostat control. Radiator. Door to:

Kitchen/ Breakfastroom

12' 11" x 11' 10" (3.94m x 3.61m) Well fitted with wall and base units. Worksurfaces with tiled splashbacks. Sink unit with mixer tap and drainer. Built in four ring electric hob with expel air over. Fitted oven. Washing machine. Fitted fridge. Breakfast bar. Wall mounted central heating boiler unit. Tiled floor. Down lighters. Double glazed window over looking rear aspect. Door to garage. Door to:

Outer Lobby

Door to garden.

First Floor

Landing

Access to loft.

Bedroom 1

12' 10" x 12' 8" (3.91m x 3.86m) Fitted wardrobes. Vanity unit. Fitted shelf and cupboard unit. Radiator. Double glazed window over looking front aspect.

Bedroom 2

13' 1" x 9' 9" (3.99m x 2.97m) Fitted wardrobes. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Double glazed window over looking rear aspect.

Bedroom 3

8' 10" max x 8' 2" max (2.69m x 2.49m)
Radiator. Double glazed window over looking front aspect.

Bathroom

Majority tiled with a white suite incorporating bath with mixer tap and hand held shower attachment and wall mounted shower attachment, w.c and wash hand basin. Radiator. Opaque double glazed window over looking rear aspect.

Seperatwe w.c

Opaque double glazed window over looking rear aspect.

Outside

Garage

Integral with up and over door. Radiator. Light and power.

To The Front

Garden mainly laid to lawn with hedge boundaries. Flower bed. Storm porch with outside light point. .

To The Rear

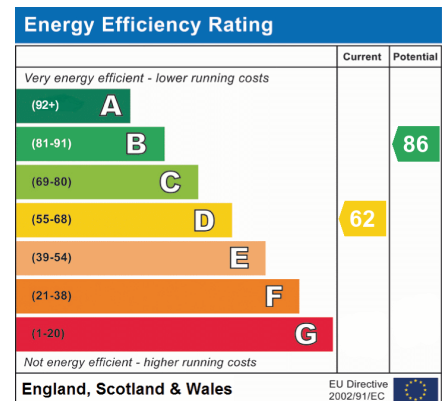
South westerly facing rear garden mainly laid to lawn with wooden fence boundaries. Patio area. Outside light. Off street parking for a car.



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@rodgersstates.com

harefield@rodgersstates.com