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



## £1,100,000 Freehold

Situated in the middle of its plot, an extended character house with off street parking to the front for several cars and gardens to the side and rear. The property is ideally situated being only a couple of minutes walk from The Chalfonts Community College and leisure centre and within easy walking distance of the village centre with all its amenities. Gerrards Cross village and train station is within easy reach. The accommodation on the ground floor comprises of a reception hall, cloak room, lounge, family room, study, kitchen / breakfast room and utility room. On the first floor there are five bedrooms, a shower room and bathroom. Further features include gas central heating, double glazing and a detached double garage.

### Entrance Hall/ Dining Room

Wooden front door with ornate coloured leaded light circular window. Wooden floor. Stairs leading to first floor and landing. Two radiators with ornate cover.s. Double glazed window over looking front aspect.

### Sitting room

15' 7" x 12' 1" (4.75m x 3.68m) Feature fireplace with wrought iron and tiled inset, wooden mantel and slate hearth. Built in cupboard and shelving units. Coved ceiling. Two wall light points. Two radiators. Casement door with double glazed glass insets with double glazed windows either side leading to rear garden. Wooden casement doors with clear glass insets leading to:

### Family Room

20' 3" x 19' 9" (6.17m x 6.02m) "L" shaped with double glazed windows over looking rear, side and front aspects. Two radiators. Five wall light points. Casement door with double glazed glass insets leading to side garden.

### Study

20' 3" x 19' 9" (6.17m x 6.02m) Double aspect room with double glazed windows over looking front and side aspects. Feature brick fireplace. Wooden flooring. Hanging picture rail. Coved ceiling. Radiator.

### Kitchen/Breakfastroom

19' 7" x 9' 11" (5.97m x 3.02m) Triple aspect room with double glazed windows over looking front side and rear aspects. The kitchen is well fitted with wooden wall and base units. One and a half bowl Franke sink unit with mixer tap and drainer. Work surfaces with tiled splash backs. Tiled floor. Four ring gas hob with extractor hood over. Fitted oven and grill. Plumbed for dish washer. Island unit with granite worksurface with storage cupboards under. Space for upright fridge/ freezer. Down lighters. Dimmer switch. Radiator. Wooden stable door leading to side. Archway to:

### Utility Room

The utility room has tiled flooring and has Shaker style wall and base units. Plumbed for washing machine. Floor mounted central heating boiler unit. Worksurfaces. Double glazed window over looking rear aspect. Door to walk in pantry with tiled floor and double glazed window over looking rear aspect. Door to:

### Cloakroom

Partly tiled with a white suite incorporating high level flush w.c and wash hand basin. Tiled floor. Radiator. Double glazed window over looking rear aspect.

### First Floor

#### Landing

Storage cupboard. Two double glazed windows over looking rear aspect. Radiator.

#### Bedroom One

14' 11" x 12' 1" (4.55m x 3.68m) Double aspect room with double glazed windows over looking front and side aspects. Fitted wardrobe. Radiator.

#### Bedroom Two

13' 5" x 12' 4" (4.09m x 3.76m) Fitted wardrobe. Hanging picture rail. Radiator with ornate cover. Double glazed window over looking rear aspect.

#### Bedroom Three

13' 0" x 9' 3" (3.96m x 2.82m) Fitted wardrobe and shelving. Radiator. Double glazed window over looking front aspect.

### Bedroom Four

10' 9" x 10' 0" (3.28m x 3.05m) Radiator. Double glazed window over looking front aspect.

### Bedroom 5/ Box Room

6' 9" x 5' 9" (2.06m x 1.75m) Double glazed window over looking front aspect.

### Bathroom

White suite with roll top bath, w.c and wash hand basin. Heated towel rail. Down lighters. Double glazed window over looking rear aspect.

### Shower Room

Fully tiled with a white suite incorporating walk in shower, w.c and wash hand basin with mixer tap. Tiled floor. Heated chrome towel rail. Expel air. Down lighters. Airing cupboard with lagged cylinder and shelving. Access to loft.

### Outside

#### Garage

20' 4" x 14' 2" (6.20m x 4.32m) Detached with an up and over door. Under eaves storage space. Light and power. Pedestrian side door. Window over looking rear aspect.

#### To the front

Five bar wooden gate leading to shingle driveway providing off street parking for several cars. Hedge and fence boundaries.

#### Rear Garden

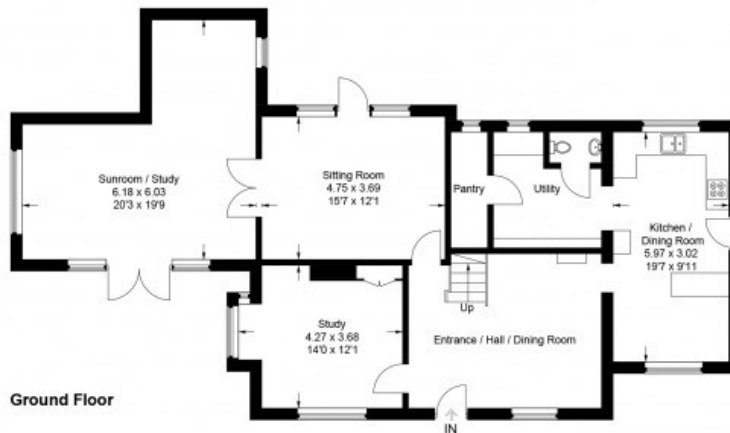
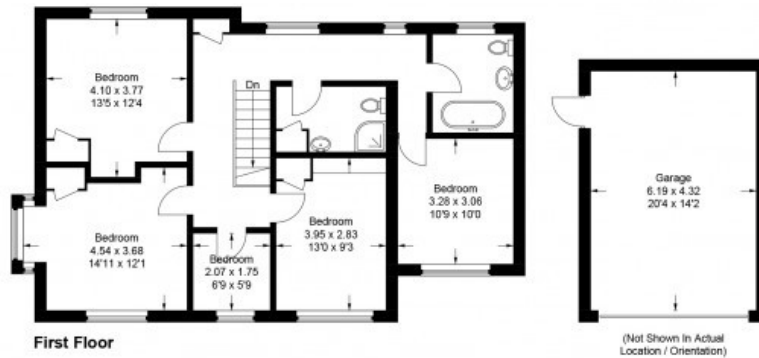
Garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Raised wooden decking area. Flower bed borders. Covered side access with down lighters and wrought iron gate. Outside tap point.

#### Side Garden

Mainly laid to lawn with a wide variety of mature trees and shrubs. Hedge and fence borders. Patio area with Pagoda. Pedestrian access to front.



Approximate Gross Internal Area  
Ground Floor = 115.0 sq m / 1,238 sq ft  
First Floor = 85.3 sq m / 918 sq ft  
Garage = 26.8 sq m / 288 sq ft  
Total = 227.1 sq m / 2,444 sq ft



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.



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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>		78
(55-68) <b>D</b>	60	
(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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