

rodgers
estate agents



Layers Avenue
Chalfont St Peter, Buckinghamshire, SL9 9HP



£675,000 Freehold

With full planning permission for a loft conversion to provide an extra bedroom and en suite, a mid terrace property situated on the outskirts of the village only a minutes walk from Gold Hill Common and within easy reach of the village centre with all its amenities and excellent schools. The property has been greatly improved and modernised by the current owners and is presented to the market in beautiful condition throughout. The accommodation on the ground floor comprises of an entrance hall, cloakroom, sitting room and an open plan kitchen/ dining/ family room with walk in pantry. On the first floor there are three good size bedrooms, master with en suite and a family bathroom. Further features include gas central heating with under floor heating at ground level, double glazing, off street parking for two cars with a charging point and a rear garden.

Entrance Hall

Modern front door with opaque glass inset. luxury vinyl tiled flooring. Coved ceiling. Down lighter. Large storage cupboard plumbed for washing machine and space for dryer.

Cloakroom

White suite incorporating w.c and wash hand basin with mixer tap and cupboard drawer unit under. Coved ceiling. Tiled floor. Opaque double glazed window over looking front aspect.

Sitting Room

16' 5" x 9' 8" (5.00m x 2.95m) luxury vinyl tiled flooring. Down lighters. Two wall light points. Electric consumer unit with ornate cover. Double glazed window over looking front aspect.

Kitchen/ Dining/ Family Area

24' 9" max x 17' 5" (7.54m x 5.31m) "L Shaped" with luxury vinyl tiled flooring. There are two defined areas. A family area with a t.v point and two wall light points leading to the kitchen/ dining area. The kitchen is well fitted with wall and base units with quartz worksurfaces and splash backs. Double Butler sink with mixer tap. Four ring electric hob with ornate tiled splashback and extractor hood over. Fitted oven and grill. Space for American style fridge/ freezer. Fitted dishwasher. Feature central island with quartz worktop providing a breakfast counter with cupboards (one being a storage bin) and drawer units under. Down lighters. Coved ceiling. Walk in pantry with down lighters. Double glazed window over looking rear aspect. Double casement doors with double glazed glass insets leading to rear garden. Stairs leading to first floor and landing.

First Floor

Landing

Airing cupboard with lagged cylinder and slatted shelving. Access to insulated loft, with light and power and fold down aluminium adder. Coved ceiling. Radiator.

Bedroom 1

13' 10" x 13' 0" (4.22m x 3.96m) Fitted wardrobes. Coved ceiling. Down lighters. Radiator. Double glazed window over looking front aspect.

En Suite Shower Room

Half tiled with a white suite incorporating w.c, wash hand basin with mixer tap and cupboard under and a double width walk in shower. Downlighters. Heated towel rail. Covered ceiling. Expel air. Tiled floor. Opaque double glazed window over looking front aspect.

Bedroom 2

12' 6" x 9' 3" (3.81m x 2.82m) Downlighters. Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Bedroom 3

12' 6" x 8' 9" (3.81m x 2.67m) Downlighters. Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Bathroom

Majority tiled with a white suite incorporating w.c, wash hand basin with mixer tap and bath with mixer tap and wall mounted shower attachment. Downlighters. Heated towel rail. Coved ceiling. Expel air. Down lighters. Tiled floor.

Outside

To The Front

Storm porch. Brick paved driveway providing off street parking for two cars and a charging point. Three outside wall light points.

To The Rear

Garden mainly laid to lawn with wooden fence borders. Garden shed. Paved patio area. Pedestrian rear access.



Approximate Gross Internal Area
 Ground Floor = 59.2 sq m / 637 sq ft
 First Floor = 57.5 sq m / 619 sq ft
 Total = 116.7 sq m / 1,256 sq ft

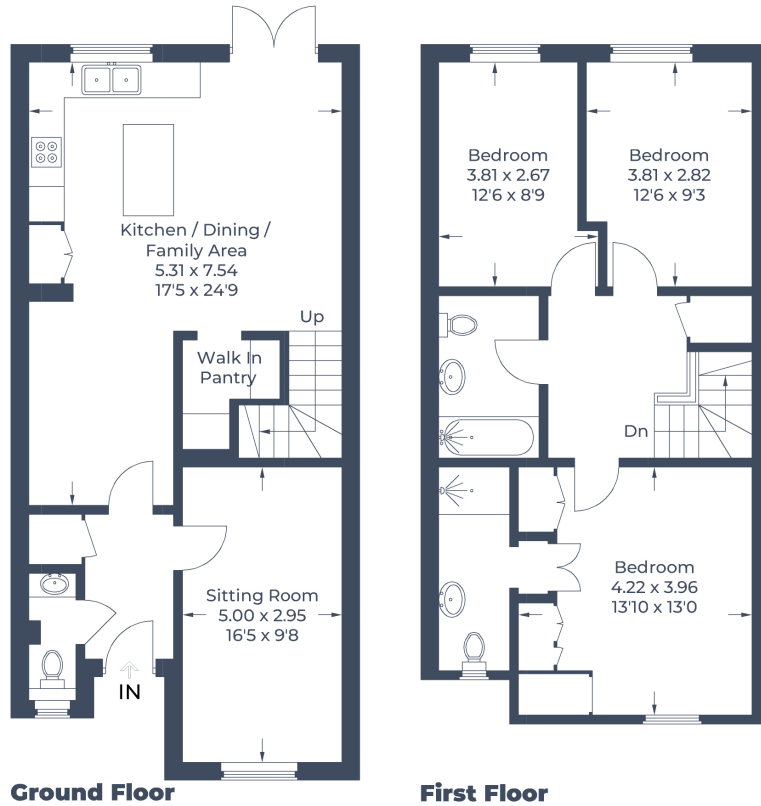


Illustration for identification purposes only, measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Rodgers Estate Agents



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	77	
(55-68)	D		
(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