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estate agents



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



£3,000 pcm

With Gerrards Cross village and train station only a short drive away, is this detached house with family living in mind, situated within a few minutes walk of Chalfont St Peter village centre with all its amenities, Church of England Infant School, Church of England Academy and the Chalfont Community College and leisure centre. In good condition throughout, the accommodation on the ground floor comprises an entrance hall, cloak room, lounge, dining room, study, kitchen/breakfast room and utility room. On the first floor there is a half galleried landing, four bedrooms, master with en suite shower room and a family bathroom. Features include gas central heating, double glazing, off street parking, detached double garage and a south facing rear garden. This house is being let unfurnished. AVAILABLE EARLY SEPTEMBER.

#### Ground Floor

##### Entrance Hall

Front door with opaque coloured glass inset with opaque double glazed windows either side. Under stairs cupboard. Coved ceiling. Laminate flooring. Wall thermostat control for central heating. Stairs leading to first floor and landing. Radiator.

##### Cloak Room

Fully tiled with a white suite incorporating WC, and wash hand basin with mixer tap and cupboard under. Opaque double glazed window overlooking side aspect. Mirror. Downlighter. Coved ceiling. Expel air.

##### Lounge

13' x 18' 10" (3.96m x 5.74m) Double aspect room with double glazed window overlooking rear aspect and casement doors with clear glass insets with double glazed windows either side, leading to rear. Feature marble fireplace. Coved ceiling. Two wall lights. Two radiators. Double glazed window overlooking front aspect.

##### Family Room

11' 4" x 10' 1" (3.45m x 3.08m) Coved ceiling. Radiator. Double glazed window overlooking front aspect.

##### Study

11' 5" x 7' 8" (3.47m x 2.33m) Coved ceiling. Radiator. Double glazed window overlooking front aspect.

##### Kitchen/Breakfast Room

11' 4" x 12' 11" (3.45m x 3.94m) Well fitted with wall and base units. Granite worktops and splash backs. One and a half enamel bowl sink unit with mixer tap. Neff electric hob with extractor hood over. Built in oven and grill. Built in dishwasher. American style fridge/freezer. Upright radiator. Coved ceiling. Downlighters. Double glazed window overlooking rear aspect. Tiled floor. Door to:

##### Utility Room

Fitted with wall and base units. Granite work surface with splash back. Stainless steel sink unit with mixer tap and drainer. Washing machine and dryer. Tiled floor. Coved ceiling. Downlighters. Radiator. Casement door with clear glass insets leading to rear.

## First Floor

### Landing

Half galleried with access to loft. Radiator. Airing cupboard housing Mega flow tank and slatted shelving. Coved ceiling. Double glazed window overlooking front aspect.

### Bedroom 1

11' 4" x 17' 3" (3.46m x 5.26m) Built in double wardrobe. Coved ceiling. Radiator. Double glazed window overlooking rear aspect. Door to:

### En Suite Shower Room

Fully tiled with a white suite incorporating WC, wash hand basin with mixer tap set into vanity unit with cupboard and drawer units under, and walk in shower. Downlighters. Expel air. Heated towel rail. Opaque double glazed window overlooking rear aspect.

### Bedroom 2

11' 5" x 10' 9" (3.48m x 3.28m) Built in wardrobe. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### Bedroom 3

10' 1" x 9' (3.07m x 2.74m) Built in wardrobe. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

### Bedroom 4

11' 5" x 7' 8" (3.47m x 2.34m) Built in wardrobe. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

### Family Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and shower attachment, wash hand basin with cupboard under, and WC. Coved ceiling. Downlighter. Shaver's point. Chrome heated towel rail. Opaque double glazed window overlooking side aspect.

## Outside

### Front Garden

Mainly laid to lawn with hedge boundaries. Block brick paved driveway providing off street parking for several cars.

### Detached Double Garage

Up and over door. Light and power. Pedestrian door to garden. Window.

### Rear Garden

South facing mainly laid to lawn with wooden fence boundaries. A selection of evergreen trees. Paved patio area. Outside tap. Pedestrian side access.



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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>		<b>77</b>
(55-68)	<b>D</b>	<b>66</b>	
(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	

30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com