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**Rickmansworth Lane**  
Chalfont St Peter, Buckinghamshire, SL9 0JR



## £650,000 Freehold

An extended detached house, which is in good condition throughout, situated in the heart of this mature residential neighbourhood on the Chalfont Common side of the village. The house is a minutes walk from a local shop, within walking distance of Robertswood School and within easy reach of Chalfont St Peter Village with all its amenities. The accommodation on the ground floor comprises of an entrance hall, cloak room, sitting room, kitchen/dining room, family room and conservatory. On the first floor there are three bedrooms (two doubles and a single) and a bathroom. Features include gas central heating, majority double glazing, garage and a southerly facing rear garden in excess of 70'. No upper chain.

### Ground Floor

#### Entrance Hall

Front door with opaque glass inset. Telephone point. Coved ceiling. Cupboard housing fuse board and electric meter. Stairs leading to first floor and landing. Radiator.

#### Sitting Room

13' 2" x 12' 4" (4.01m x 3.76m) Dimmer switch. Radiator. Double glazed bay window overlooking front aspect.

#### Kitchen/Dining Room

18' 11" x 10' 11" (5.77m x 3.33m) Fitted with base and wall units. Wooden work surfaces with tiling over. Built in oven. Four ring gas hob with extractor hood over. Built in dish washer. Sink unit with mixer tap. Plumbed for washing machine. Space for fridge/freezer. Dimmer switch. Under stairs cupboard with opaque window overlooking side aspect. Radiator. Double glazed window overlooking into courtyard and ornate opaque double glazed window overlooking side aspect. Casement door with opaque glass insets leading to:

#### Inner Hallway

Cupboard housing floor mounted central heating boiler. Opaque window overlooking courtyard. Door with glass inset leading to outside courtyard and rear garden.

#### Cloakroom

Half tiled with white suite incorporating WC and corner wash hand basin with mixer tap. Opaque ornate double glazed window overlooking side aspect. Sliding door.

#### Family Room

11' 8" x 10' 6" (3.56m x 3.20m) Dimmer switches. Radiator. Sliding double glazed patio doors leading to:



## Conservatory

10' 1" x 7' (3.07m x 2.13m)

## First Floor

### Landing

Access to loft. Double glazed window overlooking side aspect.

### Bedroom 1

12' x 11' (3.66m x 3.35m) Double aspect room with double glazed windows overlooking front aspect. Fitted wardrobe. Hanging picture rail. Radiator.

### Bedroom 2

11' 8" x 11' 3" (3.56m x 3.43m) Double glazed windows overlooking rear aspect. Fitted wardrobes with cupboards over. Hanging picture rail. Radiator.

## Bedroom 3

7' 5" x 7' 5" (2.26m x 2.26m) Double glazed window overlooking front aspect. Hanging picture rail. Radiator.

## Bathroom

Partly tiled with white suite incorporating WC, wash hand basin with mixer tap and bath with mixer tap and wall mounted shower attachment. Tiled flooring. Chrome heated towel rail. Downlighters. Airing cupboard with lagged cylinder and slatted shelving. Shavers point. Ornate opaque double glazed window overlooking rear aspect.

## Outside

### Front Garden

Mainly laid to lawn with wooden picket fence and pedestrian gate. Outside light point. Shared drive. Pathway leading to front door.

## Small Courtyard

Small enclosed area accessed from inner hallway. Also gives access to the back garden.

## Rear Garden

A south facing garden over 70' in length mainly laid to lawn with a variety of coniferous and deciduous planting. Paved patio area. High hedging and fencing on either side offering good privacy. Wooden summerhouse. Two garden sheds. Pedestrian side access from courtyard via wrought iron gate.

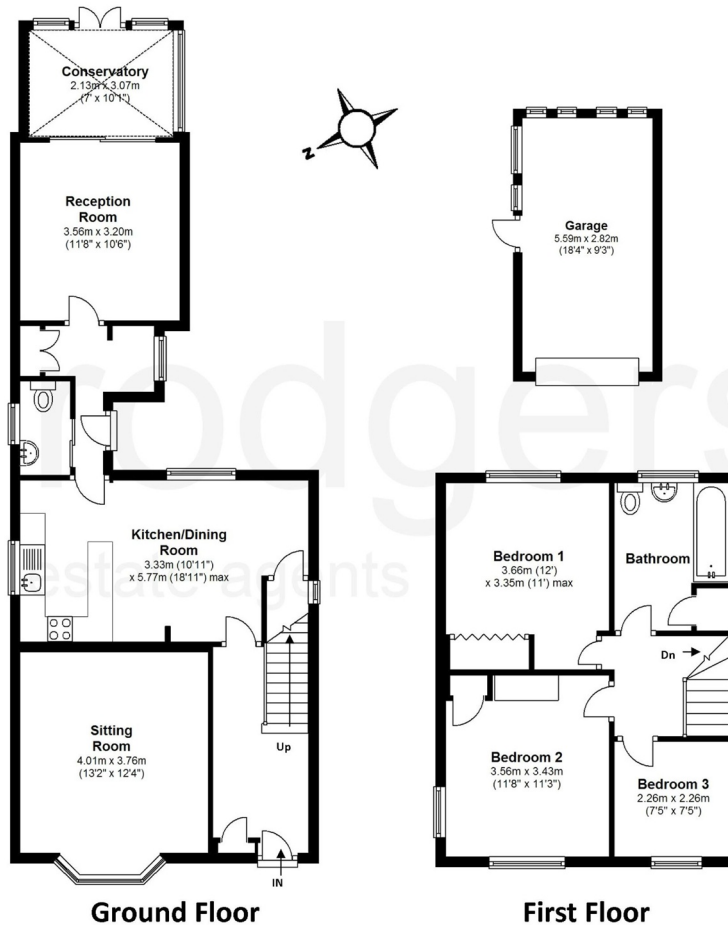
## Garage

19' 8" x 9' 3" (5.99m x 2.82m) Up and over door. Pedestrian door to side leading to rear garden.



# Rickmansworth Lane, Chalfont St Peter SL9 0JR

Approx. Gross Internal Area 127 sq. Metres (1361 sq. feet)  
including Garage



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</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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