



Bench Manor Crescent
Chalfont St Peter, Buckinghamshire, SL9 9HL



£580,000 Freehold

A mid terraced house situated at the end of a quiet cul de sac within a minutes walk of Gold Hill Common and a local shop. The location is excellent being within walking distance of the village centre with all its amenities and excellent schools and within easy reach of Gerrards Cross village and train station. The accommodation on the ground floor comprises of an entrance hall, cloaks/ shower room/ utility, "L" shaped lounge/ dining room and kitchen. On the first floor there are four bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking, a garage and gardens to the front and rear.

Ground Floor

Entrance Hall

UPVC front door with opaque double glazed glass insets and opaque double glazed window to side over looking front aspect. Wood flooring. Cloaks cupboard. Radiator with wooden ornate cover. Stairs leading to first floor and landing.

Cloaks/ Shower Room/ Utility

White suite incorporating w.c, wash hand basin set into vanity unit with cupboard under and walk in, fully tiled, shower. Tiled floor. Space for washing machine. Roof light. Down lighters. Plumbed for washing machine. Space for dryer. Heated towel rail. Radiator. Opaque double glazed window over looking front aspect.

Living Room

19' 5" x 17' 2" (5.92m x 5.23m) "L" shaped with wood flooring. Six wall light points. Under stairs cupboard. Coved ceiling. Three radiators. Bi - folding double glazed doors opening out on to the rear decking and garden. Double glazed window over looking rear aspect.

Kitchen

12' 0" x 8' 4" (3.66m x 2.54m) Well fitted with white high gloss wall and base units. One and a half bowl sink unit with mixer tap and drainer. Granite effect work surfaces. Four ring gas hob with extractor hood over. Fitted oven and grill. Fitted fridge / freezer. Fitted dishwasher. Breakfast counter. Tiled floor. Down lighters. Radiator. Under floor heating. Double glazed window over looking front aspect.

First Floor

Landing

Access to part boarded loft with pull down ladder.

Bedroom 1

11' 7" x 9' 10" (3.53m x 3.00m) Coved ceiling. Radiator. Double glazed window over looking the front aspect.

Bedroom 2

9' 11" x 9' 10" (3.02m x 3.00m) Coved ceiling. Radiator. Double glazed window over looking the rear aspect.

Bedroom 3

11' 8" x 7' 0" (3.56m x 2.13m) Down lighters. Coved ceiling. Radiator. Double glazed window over looking the front aspect.

Bedroom 4

10' 2" x 6' 11" (3.10m x 2.11m) Coved ceiling. Airing cupboard with tank and slatted shelving. Radiator. Double glazed window over looking the front aspect.

Bathroom

Fully tiled with a white suite incorporating bath with shower attachment, w.c and wash hand basin set into vanity unit with cupboard under. Heated chrome towel rail. Medicine cabinet. Mirror. Shavers point. Down lighters.

Outside

Garage

17' 2" x 9' 3" (5.23m x 2.82m) Work surface with sink with mixer tap. Electric light and power. Opaqued double glazed window over looking front aspect. Up and over door.

To The Front

Garden mainly laid to lawn with flower bed borders. Off street parking for a car. Pathway leading to a large covered storm porch with tiled flooring and sky light. Outside light. UPVC door with opaque glass inset leading into to garage.

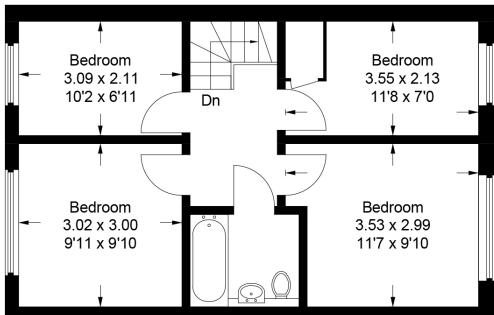
To The Rear

Garden mainly laid to lawn with flower bed borders. Raised wooden decking. Wooden fence boundaries. Pedestrian rear access.

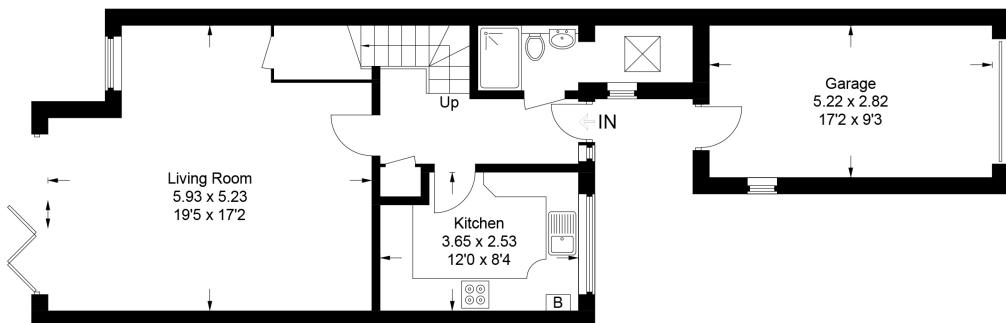


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Approximate Gross Internal Area
 Ground Floor = 51.6 sq m / 555 sq ft
 First Floor = 44.4 sq m / 478 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 110.7 sq m / 1,191 sq ft



First Floor



Ground Floor

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		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		63
(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

csp@rodgersestates.com

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

harefield@rodgersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333