

rodgers
estate agents



Layers Green Lane
Chalfont St Peter, Buckinghamshire, SL9 9JB



£275,000 Leasehold

With a long lease and double doors from the drawing room leading to outdoor space, an impressive ground floor purpose built apartment located within an exclusive gated development. The property is within easy walking distance of the village with its many amenities and only a short drive to Gerrards Cross village and train station with services to London-Marylebone. The accommodation comprises entrance hall, drawing room, kitchen, double bedroom and bathroom. Features include gas under floor central heating, double glazing, an allocated parking space behind secure gating with visitor parking in addition and communal gardens. Offered with the benefit of having no onward chain.

Entrance Hall

Large cloak cupboard housing electric consumer unit. Coved ceiling. Down lighters. .

Drawing Room

19' 8" x 9' 11" (5.99m x 3.02m) Double aspect room with double glazed leaded light sash window over looking side aspect and double casement doors with double glazed glass insets leading to paved patio area and communal garden. Coved ceiling.

Kitchen

9' 8" x 6' 6" (2.95m x 1.98m) Well fitted with wooden wall and base units. Granite effect work top with tiled splash back. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted oven. Built in fridge and freezer. Fitted dish washer. Plumbed for washing machine/ dryer. Wall cupboard housing central heating boiler unit. Coved ceiling. Down lighters. Tiled floor. Double glazed leaded light sash window over looking rear aspect.

Bedroom

13' 6" max x 10' 0" (4.11m x 3.05m) Fitted double wardrobe. Coved ceiling. Double glazed leaded light sash window over looking rear aspect.

Bathroom

Partly tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c, wash hand basin with mixer tap set into vanity unit with cupboard under and a walk in shower. Down lighters. Coved ceiling. Expel air. Tiled floor. Double glazed opaque leaded sash window.

Outside

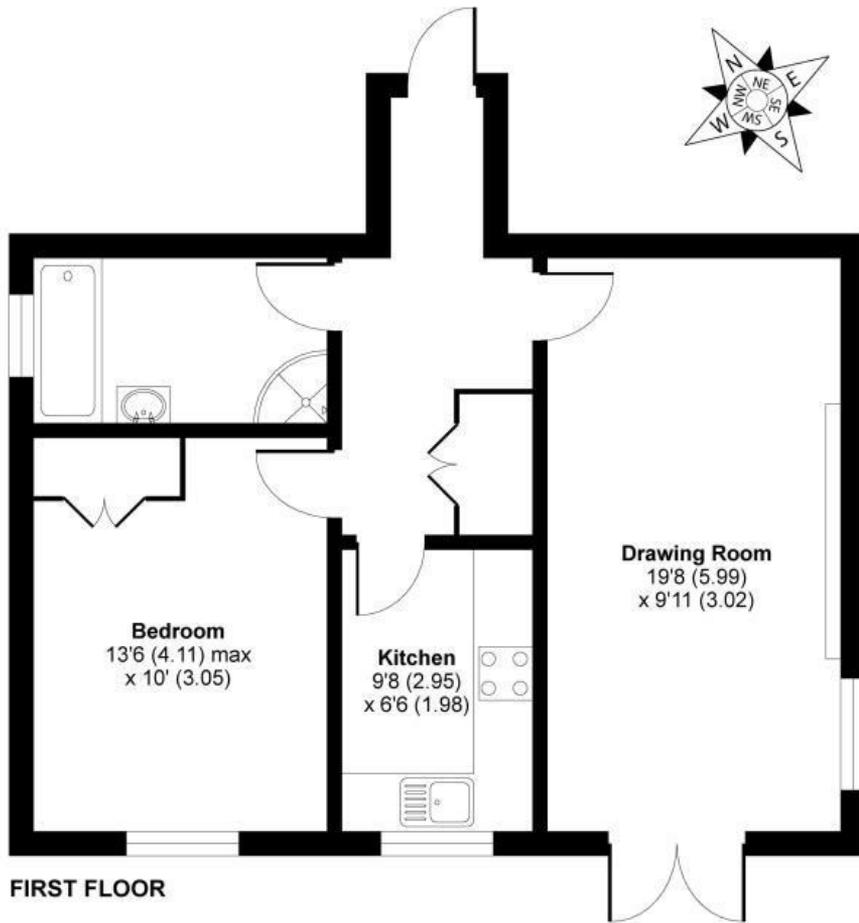
Communal Garden

Paved patio area directly accessed from the lounge casement doors. Mainly laid to lawn with flower bed borders.

Parking

Allocated parking space behind secure gating .





Gerrards Cross, SL9

APPROX. GROSS INTERNAL FLOOR AREA 557 SQ FT 51.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(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	

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