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Royle Close

Chalfont St Peter, Buckinghamshire, SL9 0BB

£595,000 Freehold

Situated in a cul de sac position, Rodgers Estate Agents are delighted to offer this link-detached house situated within easy walking distance of Robertswood School and only a short distance from the village with all it's amenities. The property is in good decorative order and is offered with no upper chain. The accommodation on the ground floor comprises an entrance hall, lounge, dining room, conservatory and kitchen. On the first floor there are three bedrooms, a bathroom and separate WC. Features include gas central heating, double glazing, off street parking for several cars, a garage and gardens to the front and rear. Vacant possession is offered.

Ground Floor

Entrance Hall

Front door with opaque double glazed glass insets and opaque glass window to side. Under stairs cupboard. Coved ceiling. Radiator. Return staircase leading to first floor and landing.

Lounge

17' 2" x 11' 11" (5.22m x 3.63m) Double aspect room with double glazed windows overlooking front aspect. Feature fireplace with tiled hearth and inset and a wooden mantle. Coved ceiling. Two wall light points. Radiator.

Dining Room

9' 10" x 8' 10" (2.99m x 2.69m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect. Casement door leading to:

Conservatory

8' 10" x 7' 5" (2.70m x 2.27m) Tiled flooring. Casement doors with double glazed glass insets leading to rear garden.

Kitchen

9' 9" x 7' 11" (2.97m x 2.42m) Double aspect room with double glazed window overlooking side and rear aspects. Fitted with wall and base units. Tiled over work surfaces. Space for cooker. One and a half stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine and dish washer. Space for fridge/freezer. Wall mounted central heating boiler. Service hatch to dining room. Casement door with opaque glass inset leading to side.

First Floor

Landing

Opaque double glazed window overlooking side aspect. Access to loft.

Bedroom 1

17' 3" max x 10' max (5.25m x 3.06m) Coved ceiling. Radiator. Two double glazed windows over looking rear aspect.

Bedroom 2

12' 1" x 9' 3" (3.69m x 2.83m) Double aspect room with double glazed windows overlooking front aspect. Coved ceiling. Radiator.

Bedroom 3

12' 2" x 7' 9" (3.72m x 2.35m) Coved ceiling. Radiator. Double glazed window overlooking front aspect.

Bathroom

Partly tiled with suite incorporating bath, with shower attachment, and wash hand basin set into vanity unit. Radiator. Opaque double glazed window overlooking side aspect.

Separate W.C

Opaque double glazed window overlooking side aspect.

Outside

Front Garden

Mainly laid to lawn with flower beds. Brick paved driveway providing off street parking for several cars.

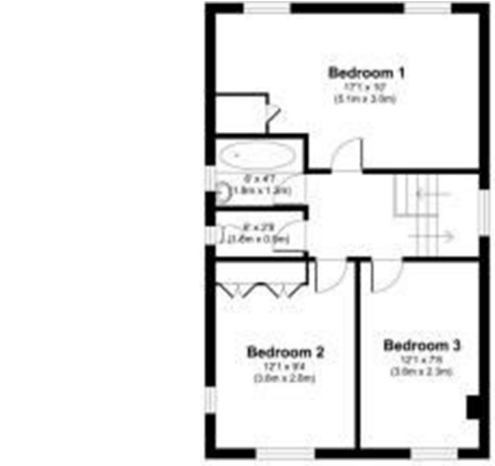
Garage

17' x 7' 10" (5.19m x 2.40m) With metal up and over door. Electric light and power. Pedestrian door.

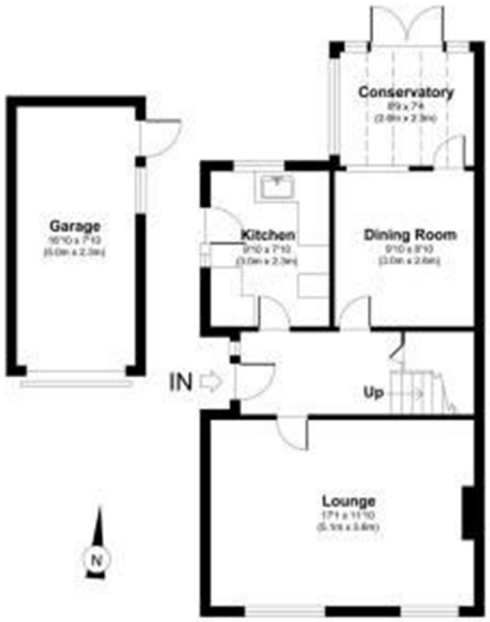
Rear Garden

Mainly laid to lawn with flower bed borders. Crazy paved pathway. Wide variety of mature shrubs. Wooden fence boundaries. Pedestrian side access with wooden gate.

Draft Details Awaiting Vendors Approval



First Floor



Ground Floor

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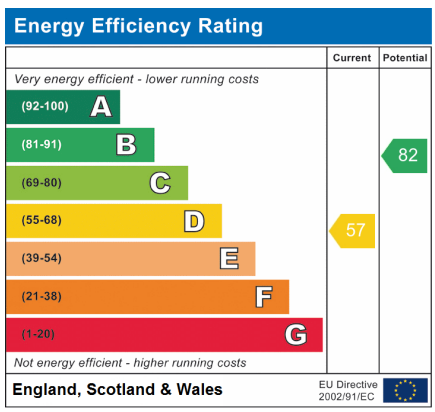
APPROX. GROSS INTERNAL FLOOR AREA 1098 SQ FT / 102 SQ M. INC. GARAGE



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