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**Nicol Close**  
Chalfont St Peter, Buckinghamshire, SL9 9NE





## £750,000 Freehold

An extended detached house situated in a cul de sac position within a few minutes walk of the Village centre with all its amenities. The property is within easy walking distance of excellent schools and is only a short drive from Gerrards Cross Village and train station ( Marylebone 20 minutes). The accommodation on the ground floor comprises an entrance hall, cloakroom, living room, dining room, study and kitchen. On the first floor there is a half galleried landing, four bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for two cars, a garage and gardens to the front and rear.

### Entrance Hall

UPVC front door with opaque double glazed glass insets with floor to ceiling opaque double glazed window to side overlooking front aspect. Parquet flooring. Stairs leading to first floor and landing. Under stairs storage cupboard, Radiator.

### Cloakroom

Suite incorporating WC and wash hand basin with tiled splashback. Radiator. Double glazed opaque window overlooking front aspect.

### Study

15' 10" x 7' 11" (4.83m x 2.41m) Wall light point. Radiator. Double glazed window overlooking rear aspect.

### Living Room

15' 5" x 10' 9" (4.6m x 3.28m) Feature fireplace with stone surround and hearth and a wooden mantle. Parquet flooring. Wall light point. Radiator. Full height double glazed windows overlooking rear aspect. Casement door with double glazed glass insets leading to rear garden. Arch to:

### Dining Room

12' 10" x 8' 10" (3.91m x 2.69m) Parquet flooring. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### Kitchen

13' 11" x 8' 9" (4.24m x 2.67m) Well fitted with high gloss wall and base units. Stainless steel sink unit with mixer tap. Granite work surfaces with tiled splashbacks. Four ring fitted gas hob with splash back and extractor hood over. Built in oven. Plumbed for washing machine, dryer and dishwasher. Space for freestanding upright fridge/freezer. Double glazed window overlooking front aspect. Casement door with clear glass double glazed insets leading to side and rear.



## First Floor

### Landing

Half galleried. Access to loft. Cupboard housing Baxi gas boiler, Wall thermostat control. Opaque double glazed window overlooking side aspect. .

### Bedroom 1

15' 11" x 8' 10" (4.85m x 2.69m) Two built in wardrobes. Radiator. Double glazed window overlooking rear aspect.

### Bedroom 2

15' 9" x 7' 10" (4.80m x 2.39m) Covered ceiling. Radiator. Double glazed window overlooking rear aspect. .

### Bedroom 3

12' 11" max x 11' 5" (3.94m x 3.48m) Radiator. Double glazed window overlooking rear aspect.

### Bedroom 4

11' 4" x 8' 10" (3.45m x 2.69m) Two built in wardrobes. Radiator. Double glazed window overlooking front aspect.

### Bathroom

Fully tiled with a suite incorporating bath with wall mounted shower unit, WC and wash hand basin. Shavers light and point. Infrared electric wall heater. Chrome heated towel rail. Expel air. Opaque double glazed window overlooking front aspect.

### Outside

#### Garage

16' 2" x 8' 6" (4.93m x 2.59m) Up and over door. Light and power.

#### To The Front

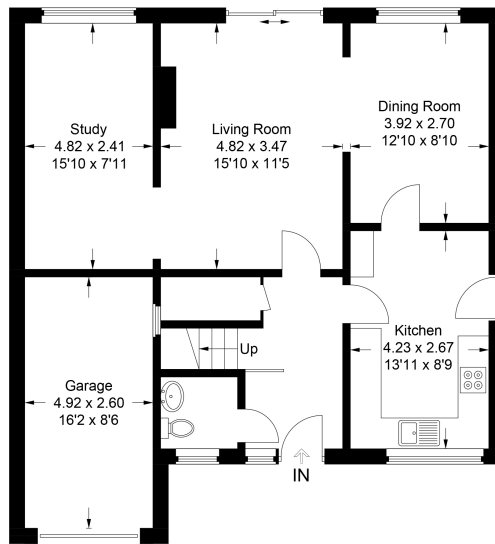
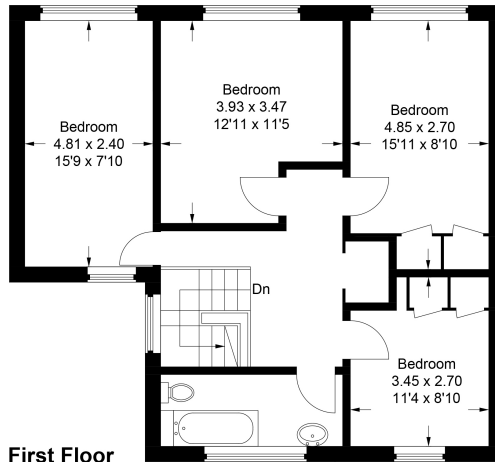
Tarmac driveway providing off street parking for two cars. Garden mainly laid to lawn with wooden fence boundaries. Large storm porch. Outside light point.

#### To The Rear

Garden mainly laid to lawn with flower bed borders. Large paved patio. Wooden fence and hedge boundaries. Two pedestrian side accesses with wrought iron gates.



Approximate Gross Internal Area  
 Ground Floor = 79.5 sq m / 856 sq ft  
 First Floor = 66.2 sq m / 712 sq ft  
 Total = 145.7 sq m / 1,568 sq ft



**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+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	73	
(55-68)	<b>D</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@rodgersstates.com

harefield@rodgersstates.com