

rodgers
estate agents



Copthall Lane
Chalfont St Peter, Buckinghamshire, SL9 0BX

£500,000 Freehold

An extended, semi detached house situated on a popular residential road on the Chalfont Common side of the Village. The property is in need of total renovation and modernisation but has great scope to further extend, subject to the usual planning permissions. The accommodation on the ground floor comprises an entrance porch, sitting room, kitchen/diner, utility area and a family room/bedroom 4. On the first floor there are two double bedrooms, a box room and a bathroom. The property has off street parking, a single attached garage, gas central heating and a good size rear garden. The location is excellent, being within easy walking distance of the Village centre with all its amenities and excellent schools, and is within easy reach of Gerrards Cross Village and train station. Brought to market with NO UPPER CHAIN.

Entrance Porch

UPVC front door with opaque glass inset with opaque glass windows either side. Opaque window overlooking front aspect. Tiled floor. Double casement doors with opaque glass insets leading to:

Sitting Room

15' 7" x 13' 0" (4.75m x 3.96m)
Stairs leading to first floor. Radiator. Window overlooking front aspect. Door to:

Family Room/Bedroom 4

11' 0" x 9' 0" (3.35m x 2.74m)
Radiator. Window overlooking rear aspect.

Kitchen/Diner

15' 7" x 11' 2" (4.75m x 3.40m)
Stainless steel sink unit with cupboards under. Wall mounted central heating boiler. Under stairs cupboard. Radiator. Window overlooking side aspect. Archway to:

Utility Room

Window overlooking side aspect. Casement door with clear glass insets leading to rear.

First Floor

Landing

Access to loft with pull down ladder. Airing cupboard with lagged cylinder. Window overlooking side aspect.

Bedroom 1

11' 0" x 10' 3" (3.35m x 3.12m)
Radiator. Window overlooking front aspect.

Bedroom 2

10' 11" x 10' 3" (3.33m x 3.12m)
Radiator. Window overlooking rear aspect.

Bedroom 3

7' 5" x 5' 0" (2.26m x 1.52m)
Radiator. Window overlooking front aspect.

Bathroom

Suite incorporating bath, WC, and wash hand basin. Opaque window overlooking rear aspect.

Outside

Garage

Single attached garage with metal up and over door. Window to side and rear. Pedestrian door.

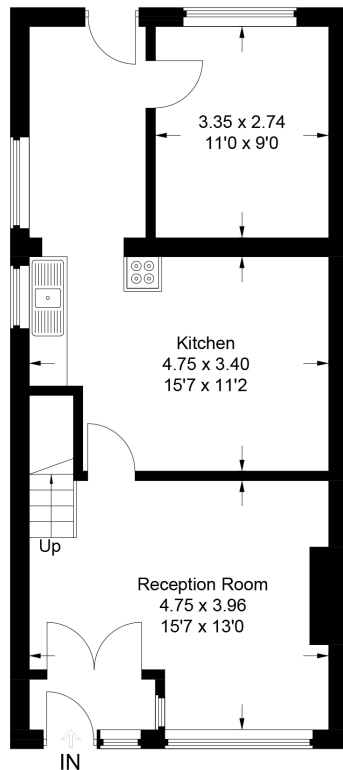
Front Garden

Off street parking. Garden area.

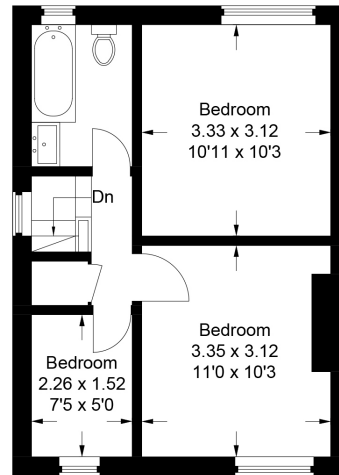
Rear Garden

Circa 50' rear garden. Brick wall and fence boundaries. Pedestrian side access with wrought iron gate.

Approximate Gross Internal Area
 Ground Floor = 53.2 sq m / 573 sq ft
 First Floor = 32.5 sq m / 350 sq ft
 Total = 85.7 sq m / 923 sq ft



Ground Floor



First 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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