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Layers Green Lane
Chalfont St Peter, Buckinghamshire, SL9 8TJ



£259,950

Having recently been decorated, upgraded and modernised throughout, a detached park home situated in this popular and sought after over 45 retirement complex, in a rural position on the outskirts of the village. The accommodation comprises entrance hall, sitting room, dining room, kitchen, three bedrooms, master with en suite shower room and bathroom. Further features include gas central heating, double glazing, a side and rear garden area and an allocated parking space. The park home is within walking distance of the village centre with all its amenities and is close to Gerrards Cross village and train station. No upper chain.

Ground Floor

Entrance Hall

"L" shaped with a UPVC front door with opaque coloured leaded light glass inset. Coved ceiling. Dado rail. Hatch to loft space. Radiator.

Sitting Room

17' 11" x 11' 3" (5.46m x 3.43m) Double aspect room with three feature double glazed arch windows. False fireplace with electric fan heater. Four wall light points. Coved ceiling. Dado rail. Radiator. Double casement doors with clear glass insets leading to hall. Archway to:

Dining Room

9' 4" x 9' 3" (2.84m x 2.82m) Dado rail. Coved ceiling. Radiator. Double glazed leaded light window over looking side aspect. Archway to:

Kitchen

12' 7" x 7' 11" (3.84m x 2.41m) Well fitted with wall and base units. Worksurfaces with tiled splashbacks. One and a half bowl Franke sink unit with mixer tap and drainer. Four ring gas hob with expel air over. Fitted oven and grill. Fitted fridge/freezer. Plumbed for washing machine. Coved ceiling. Hidden lighting. Down lighters. Radiator. Double glazed leaded light window. UPVC door leading to outside.

Bedroom 1

Double aspect room with a double glazed leaded light windows over looking side and rear aspects. Window seat. Fitted cupboard units and vanity unit. Large walk in wardrobe. Coved ceiling. Radiator. Door to:

En Suite Shower Room

White suite incorporating walk in shower unit, w.c and corner wash hand basin with tiled splashback. wash hand basin. Mirror. Shavers point. Radiator. Opaque double glazed window over looking side aspect. .

Bedroom 2

9' 3" x 7' 9" (2.82m x 2.36m) Fitted double wardrobe. Coved ceiling. Radiator. Double glazed leaded light window over looking rear aspect.

Bedroom 3

6' 6" x 5' 6" (1.98m x 1.68m) Coved ceiling. Radiator. Double glazed leaded light window over looking side aspect. .

Bathroom

Partly tiled with a white suite comprising bath with shower attachment, w.vc and wash hand basin set into vanity unit with cupboard under. Expel air. Coved ceiling. Radiator. Opaque double glazed leaded light window over looking side aspect.

Outside

Gardens

There are garden areas to both sides of the property, mainly laid to lawn. To the rear is a secluded paved patio area with wooden fence boundary. Brick built storage shed. Wooden garden shed.

Parking

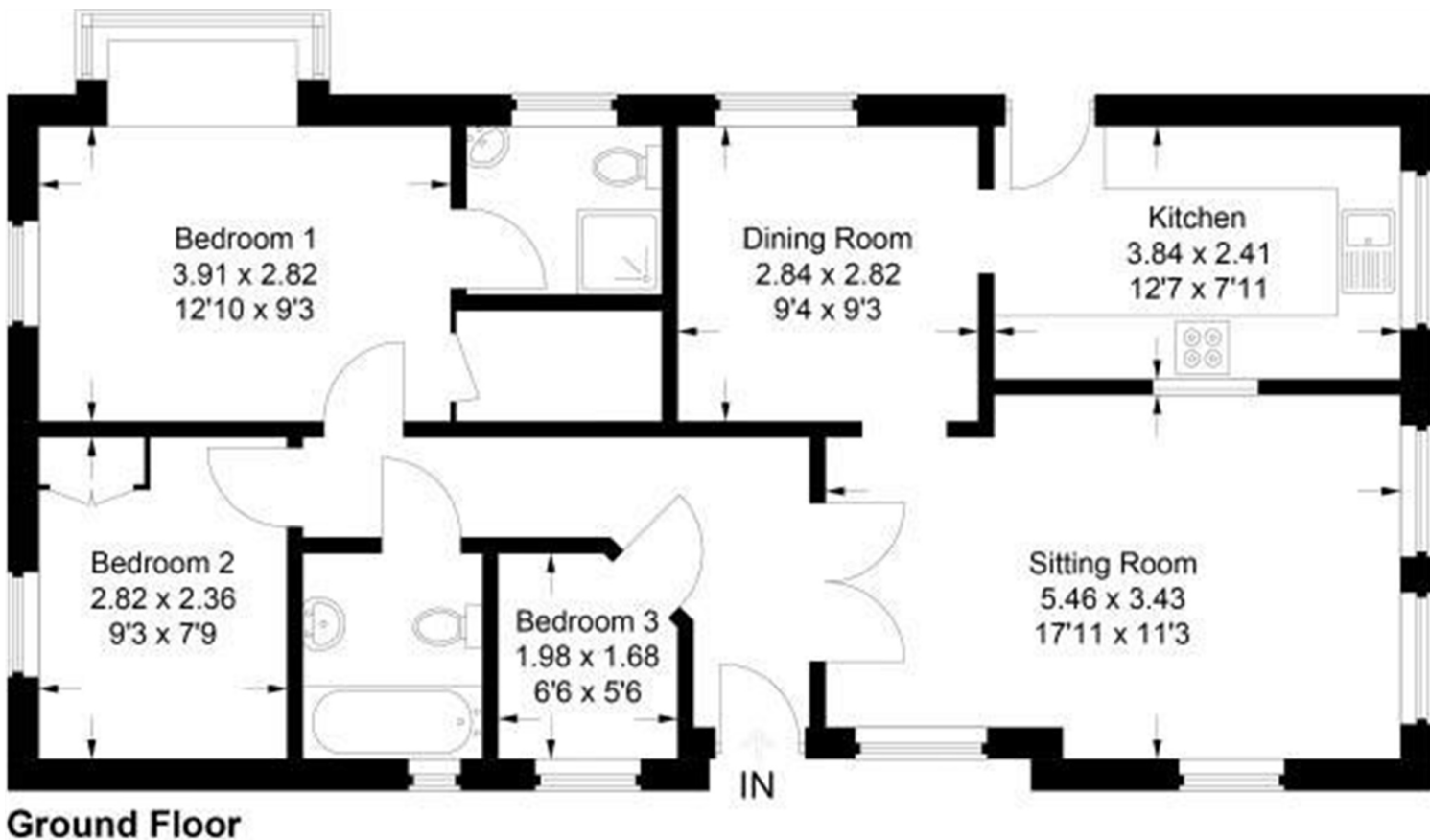
There is a parking space to the side of the property.

Lease Charges

Ground Rent/ Site Pitch Fee

£245.77 per month. .





Approximate Gross Internal Area = 76.6 sq m / 824 sq ft

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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