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**St Nicholas Close**  
Little Chalfont, Buckinghamshire, HP7 9NW



## £577,000 Freehold

Situated within easy walking distance of Little Chalfont village and Chalfont & Latimer metropolitan line station, a mid terraced house in catchment of many good and outstanding Ofsted rated schools. The house is situated in a cul-de-sac location and is offered with no upper chain. The accommodation on the ground floor comprises of an entrance lobby, a lounge/ dining room with large french doors to rear garden, a kitchen and cloakroom. On the first floor there are four bedrooms and a bathroom. Other features include gas central heating, double glazing, off street parking, an integral garage and a secluded and private rear garden.

### Ground Floor

#### Entrance Lobby

UPVC front door with opaque double glazed glass insets. Radiator. Opaque double glazed window overlooking front aspect. Modern wooden door with clear glass inset leading to:

#### Lounge/Dining Room

27' 0" x 11' 9" (8.23m x 3.58m) Karndean flooring. Wall light points. Open tread staircase leading to first floor and landing. Storage cupboard. Radiator. Double glazed window overlooking front aspect. Double glazed window overlooking rear aspect. French door leading to rear. Door to:

#### Kitchen

8' 6" x 13' 3" (2.60m x 3.96m) Fitted with wall and base units. Work surfaces with tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap and drainer. Plumbed for dishwasher. Space for cooker. Extractor hood. Space for fridge/ freezer. Double glazed window overlooking rear aspect. Wall mounted central heating boiler. Karndean flooring. Opening to further lobby area, with large pantry cupboard, door to cloakroom and integral door to garage.

### **Cloakroom**

Fully tiled with a suite incorporating WC and wash hand basin. Karndean flooring.

### **First Floor**

#### **Landing**

Airing cupboard with lagged cylinder. Access to loft.

#### **Bedroom 1**

10' 11" x 10' 8" (3.33m x 3.25m) Built in wardrobe. Radiator. Double glazed window overlooking front aspect.

#### **Bedroom 2**

10' 8" x 8' 11" (3.25m x 2.72m) Built in wardrobe. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

#### **Bedroom 3**

10' 8" x 8' 6" (3.25m x 2.59m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

#### **Bedroom 4**

12' 8" x 9' 11" max (3.86m x 3.02m) L shaped with double glazed window overlooking rear aspect. Upright radiator. Coved ceiling.

#### **Family Bathroom**

Fully tiled with a suite incorporating bath with wall mounted shower, WC and wash hand basin with cupboard under. Downlighters. Expel air. Shavers point. Heated chrome towel rail.

### **Outside**

#### **To The Rear Of The Property**

Mainly laid to lawn with a paved patio area. Wooden fence boundaries. Flower bed borders. Garden shed.

#### **To The Front Of The Property**

Lawn area. Tarmac driveway.

#### **Garage**

18' 10" x 7' 10" (5.74m x 2.39m) Integral garage with up and over metal door. Plumbed for washing machine and dryer. Light and power.



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Approx. Gross Area  
108 sq m – 1160 sq ft Incl Garage



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed. If there is any area where accuracy is required, please contact the selling agent for clarification.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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

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