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**Nicol End**

Chalfont St Peter, Buckinghamshire, SL9 9LU



## £720,000 Freehold

A handsome stock brick built detached house, situated in a cul-de-sac location, within easy walking distance of the Village centre with all its amenities, excellent schools and leisure centre. The property is in lovely condition throughout and an internal inspection is highly recommended. The accommodation on the ground floor comprises an entrance hall, lounge/dining room, family room and modern fitted kitchen. On the first floor there are three double bedrooms and a modern fitted wet room. Further features include gas central heating, double glazing, off street parking for two cars and a private south westerly facing rear garden.

### Entrance Hall

Modern composite front door with opaque glass inset. Laminate flooring. Wall light point. Wall mounted burglar alarm console. Radiator. Stairs leading to first floor and landing.

### Lounge/Dining Room

22' 2" x 11' 5" (6.76m x 3.49m) Two wall light points. Coved ceiling. Electric ceiling mounted projector screen. Electric curtain track and curtains at the patio door. Electric Roman blinds and manual Venetian blind. Radiator. Double glazed window overlooking rear aspect. Sliding double glazed doors leading to rear.

### Family Room

10' 6" x 7' 4" (3.19m x 2.24m) Laminate wood flooring. Downlighters. Radiator. Double glazed opaque window overlooking side aspect.

### Kitchen

9' 10" x 9' 9" (3.00m x 2.97m) Well fitted with high gloss wall and base units. Quality wood work surfaces with splash backs. One and a half bowl sink unit with mixer tap with pull out spray. Built in Neff electric hob with Neff extractor hood over. Fitted oven, grill and micro wave. Built in dishwasher. Quality tiled floor with under floor heating. Sliding wooden door leading to large under stairs cupboard which has plumbing for a washing machine. Downlighters. Wall mounted central heating boiler unit. Double glazed window overlooking front aspect. UPVC door with opaque double glazed glass insets leading to side.

## First Floor

### Landing

Half galleried with a double glazed window overlooking side aspect. Access to loft. Airing cupboard with lagged cylinder and slatted shelving. Radiator.

### Bedroom 1

13' 3" x 8' 8" (4.05m x 2.63m) Recess with modern wash hand basin with mixer tap, with cupboards under and hidden lighting. Radiator. Double glazed window overlooking front aspect.

### Bedroom 2

11' 6" x 11' 1" (3.50m x 3.37m) Quality fitted wardrobes, cupboards and drawer units. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### Bedroom 3

11' 5" x 10' 4" (3.48m x 3.16m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### Shower Room

Fully tiled with a suite incorporating WC, wash hand basin with mixer tap and drawer units under, and walk in double shower, with square shower head, and handset Two ornate heated chrome towel rails. Downlighters. Opaque double glazed windows overlooking side and rear access.

### Outside

#### Store Room

7' 7" x 5' 2" (2.30m x 1.57m) Double wooden doors.

### To The Front

Brick paviour driveway providing off street parking for two cars. Brick wall, fence and coniferous hedge boundaries. Storm porch with outside light point.


### To The Rear

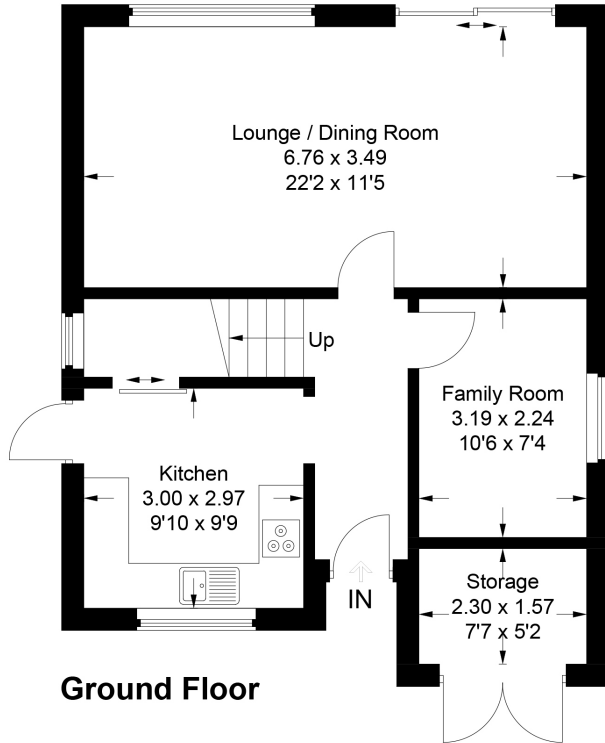
A Mediterranean themed garden which benefits from a south westerly aspect allowing for all day and evening sun. There is a large wooden deck area allowing for al fresco dining and entertaining with an electric awning that extends three metres over the decking. Raised flower beds. Variety of shrubs and plants. Pedestrian side access with wooden gate. Outside tap point.



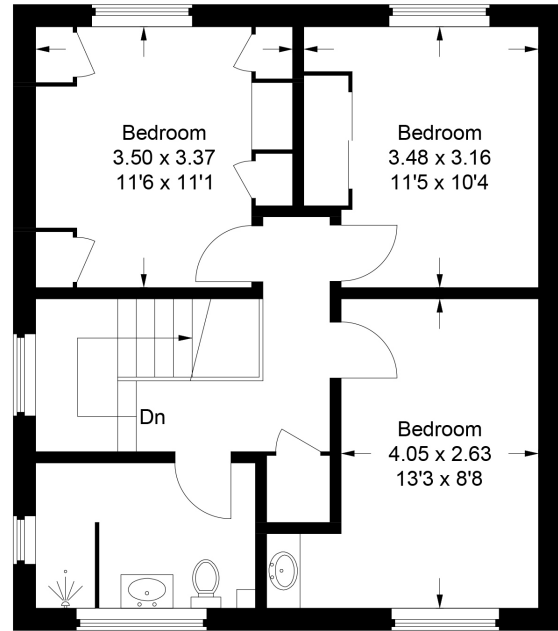
Approximate Gross Internal Area  
 Ground Floor = 50 sq m / 538 sq ft  
 First Floor = 52.6 sq m / 566 sq ft  
 Storage = 3.7 sq m / 40 sq ft  
 Total = 106.3 sq m / 1,144 sq ft



 = Reduced headroom below 1.5m / 5'0



**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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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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