

rodgers
estate agents



Layers Close

Chalfont St Peter, Buckinghamshire, SL9 9HT



£499,950 Freehold

A beautifully presented end of terrace house situated within a stone's throw of Gold Hill Common and within easy reach of the Village centre with all its amenities and excellent schools. The accommodation on the ground floor comprises an entrance hall, sitting room and an extended kitchen/dining/family area. On the first floor there are three bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for two cars and a rear garden which is over 60' in length. An internal inspection is highly recommended.

Entrance Hall

UPVC door with opaque double glazed glass insets. Laminate flooring. Opaque double glazed window overlooking side aspect. Downlighters. Radiator. Large under stairs cupboard with space for dryer, opaque double glazed window overlooking the side aspect. Stairs leading to first floor and landing. Door to Sitting Room and to:

Kitchen/Dining Room

20' 7" x 16' 7" (6.27m x 5.05m) Extremely well fitted with high gloss wall and base units. Granite effect work surfaces with tiled splash backs. One and a half bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in oven. Plumbed for dishwasher and washing machine. Space for American style fridge/freezer. Free standing work space with granite effect work surface and cupboards under. Porcelain tiled floor. Downlighters. Large cupboard housing wall mounted central heating boiler. Opaque double glazed window overlooking side aspect. Two radiators. Double glazed window overlooking rear aspect. Double casement doors, with double glazed glass insets, leading to rear garden. Door to:

Sitting Room

10' 6" x 10' 3" (3.20m x 3.12m) Laminate flooring. TV point. Downlighters. Radiator. Double glazed window overlooking front aspect.

First Floor and Landing

Access to loft. Large storage cupboard. Opaque double glazed window overlooking side aspect.

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m) Downlighters. Radiator. Double glazed window overlooking rear aspect.

Bedroom Two

10' 7" x 7' 3" (3.23m x 2.21m) Downlighters. Radiator. Double glazed window overlooking front aspect.

Bedroom Three

7' 4" x 5' 11" (2.24m x 1.80m) Large built in cupboard. Radiator. Double glazed window overlooking front aspect.

Bathroom

Majority tiled with a white suite incorporating WC, wash hand basin with mixer tap and cupboard under, and bath with mixer tap and wall mounted shower attachment. Laminate flooring. Expel air. Downlighters. Heated towel rail. Opaque double glazed window overlooking rear aspect.

To The Front

Brick paved driveway providing off street parking for two cars. Dwarf red brick walls. Storm porch. Outside light point.

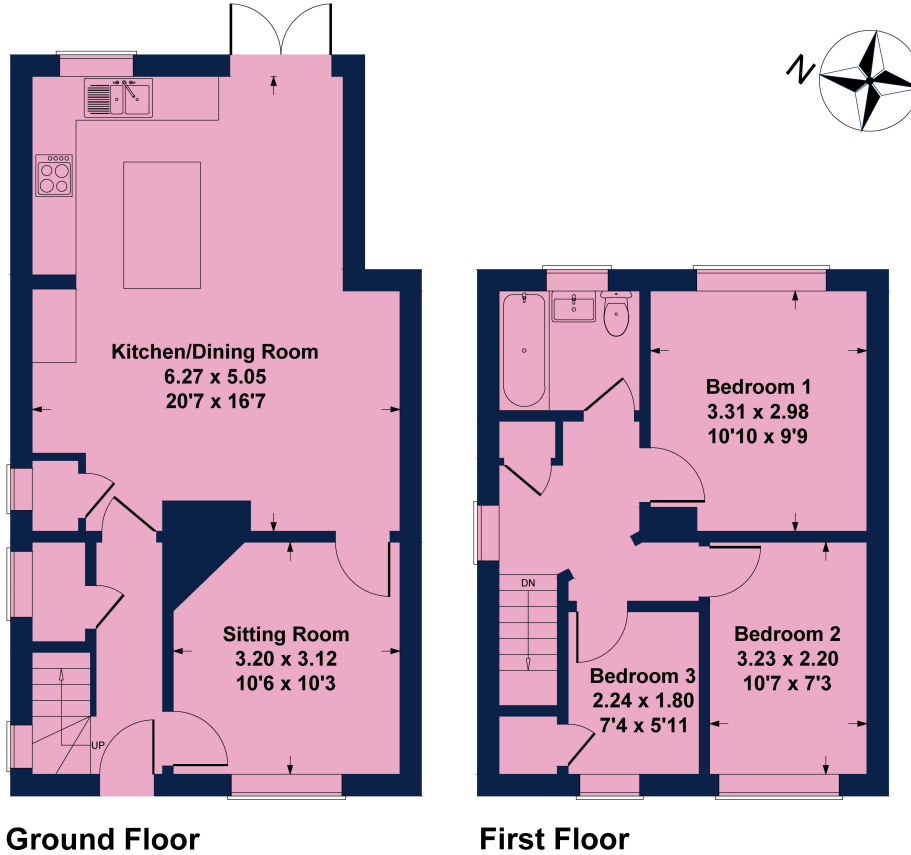
To The Rear

Over 60' garden mainly laid to lawn with wooden fence and hedge boundaries. Paved patio area. Wooden shed. Pedestrian side access with wooden gate.



70 Layers Close

Approximate Gross Internal Area
 Ground Floor = 46.3 sq m / 498 sq ft
 First Floor = 33.7 sq m / 363 sq ft
 Total = 80.0 sq m / 861 sq ft



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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