



**Copthall Lane**  
Chalfont St Peter, Buckinghamshire, SL9 0BY





## £700,000 Freehold

UNEXPECTEDLY REAVAILABLE. Set well back from the road, a deceptively spacious detached chalet bungalow situated within walking distance of the village centre with all its amenities and excellent schools. Although in need of modernisation and updating the property has been partially converted at first floor level but has further scope to extend, subject to the usual planning permissions. The accommodation on the ground floor comprises of an entrance porch, entrance hall, living/ dining room, kitchen, utility room, two bedrooms, master with en suite wet room and a bathroom. On the first floor are two partly converted loft rooms. Further features include gas central heating, double glazing, off street parking for several cars, lean to garage and gardens front and rear.

### Entrance Hall

Parquet flooring. Radiator. Open tread wooden staircase leading to first floor and landing.

### Entrance Porch

UPVC front door with leaded light double glazed glass inset. Two double glazed leaded light windows either side looking over front aspect. Tiled floor. UPVC door with opaque double glazed glass inset leading to:

### Living/ Dining Room

27' 0" x 16' 3" (8.23m x 4.95m) Brick built fireplace with shelving either side and gas point. Wood and tiled flooring. Coved ceiling. Two radiators. Double glazed windows over looking side aspect. Sliding double glazed patio doors leading to rear. Door to:

### Inner Lobby

### Kitchen

18' 9" max x 12' 2" (5.71m x 3.71m) Fitted with wall and base units. Work surfaces with one and a half bowl sink unit with mixer tap. Four ring electric hob with extractor hood over. Built in oven and grill. Fitted fridge and freezer. Down lighters. Coved ceiling. Plumbed for dish washer. Small breakfast counter. Tiled floor. Radiator. Double glazed window over looking rear aspect. UPVC door with double glazed glass inset leading to side access.



## Utility Room

7' 5" x 7' 1" (2.26m x 2.16m) Partly tiled. Fitted cupboard unit. Plumbed for washing machine and dryer. Double glazed window over looking side aspect.

## Bedroom 1

12' 4" x 11' 3" (3.76m x 3.43m) Fitted wardrobes. Coved ceiling. Laminate flooring. Radiator. Double glazed leaded light window over looking front aspect. Archway leading to:

## Wet Room

9' 8"max x 5' 7" (2.95m x 1.70m) Fully tiled with a suite incorporating w,c, wash hand basin and walk in shower. Radiator. Opaque double glazed window over looking side aspect.

## Bedroom 2

11' 3" x 9' 1" (3.43m x 2.77m) Coved ceiling. Laminate flooring. Radiator. Double glazed leaded light window over looking front aspect.

## Bathroom

7' 11" x 6' 5" (2.41m x 1.96m) Partly tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin with tiled splashback. Expel air.

## First Floor

### Landing

Under eaves storage.

### Loft Room

15' 9" x 14' 4" (4.80m x 4.37m) Partly finished. Double glazed window over looking rear aspect.

## Loft Room

17' 4" x 10' 5" (5.28m x 3.17m) Partly finished.

## Outside

### Garage

23' 9" x 7' 1" (7.24m x 2.16m) In need of total repair.

### Front Garden

Tarmac and brick driveway providing off street parking for several cars. Area laid to lawn with brick wall and hedge boundaries. Flower bed borders. Outside light point.

### Rear Garden

Garden mainly laid to lawn. Paved patio. Hedge, fence and brick wall boundaries. Outside light point. Pedestrian side access with wrought iron gate.

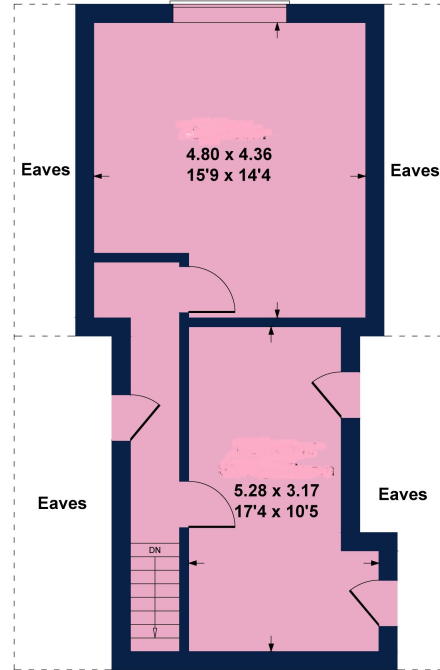


# 23 Copthall Lane

Approximate Gross Internal Area  
Ground Floor = 117.1 sq m / 1260 sq ft  
First Floor = 40.9 sq m / 440 sq ft  
Total = 158.0 sq m / 1700 sq ft



Ground Floor



First Floor

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		
(69-80)	C		
(55-68)	D	68	
(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

csp@rodgersstates.com

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

harefield@rodgersstates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333