



Glebe Road
CHALFONT ST PETER, SL9 9NJ



£595,000

With NO UPPER CHAIN, and a loft room that would be ideal as a home office, an extended end of terrace period cottage approaching 1,350 square feet with an off street parking space, a shared drive and a detached double garage. Situated on a popular residential road within easy walking distance of the village centre with all its amenities, and the leisure centre, it is also within walking distance of the Church of England Infant School, Church of England Academy School, St Josephs School and the Chalfont Community College. The accommodation on the ground floor comprises an entrance lobby, sitting room, family room, modern kitchen/diner, and cloakroom. On the first floor there are three bedrooms, a loft room (accessed via bedroom 1) and a bathroom. Further features include gas central heating, double glazing and a rear garden.

ENTRANCE LOBBY

Front door with opaque glass insets. Stairs leading to first floor and landing. Radiator. Door to:

SITTING ROOM

14' 2" x 11' 9" max (4.33m x 3.59m) Feature leaded light double glazed bay window overlooking front aspect. Attractive stone fireplace with marble inset and tiled hearth. Coved ceiling. Radiator. Door to:

FAMILY ROOM

15' 3" x 11' 11" (4.65m x 3.62m) Feature fireplace with wooden beam mantle and flagstone hearth. Large under stairs storage cupboard. Coved ceiling. Two radiators. Two leaded light double glazed windows overlooking side aspect. Arch to:

KITCHEN/DINER

15' 3" x 13' max (4.65m x 3.96m) Well fitted with wall and base units. Pine and granite effect work surfaces with tiled splash backs. Butler sink. Five ring gas range cooker with extractor hood over. Central workstation with cupboard under. Plumbed for dish washer. Space for fridge/freezer. Down lighters. Tiled floor. Radiator. Double casement doors with leaded light double glazed clear glass insets leading to rear garden. Latched wooden door leading to:

OUTER LOBBY

Plumbed for washing machine and space for dryer. Tiled floor. UPVC door with double glazed clear glass inset leading to patio and rear garden. Folding door to:

CLOAKROOM

Suite incorporating WC and wash hand basin with mixer tap. Expelair. Radiator. Wall mounted Worcester central heating boiler unit.

LANDING

BEDROOM 1

12' x 11' 10" (3.66m x 3.60m) Stairs leading to loft room. Radiator. Double glazed leaded light window overlooking front aspect.

BEDROOM 2

11' 11" x 7' 8" (3.62m x 2.34m) Radiator. Double glazed leaded light window overlooking rear aspect.

BEDROOM 3

9' 10" x 7' 4" (2.99m x 2.24m) Radiator. Double glazed leaded light window overlooking rear aspect.

BATHROOM

Partly tiled with white suite incorporating bath with wall mounted shower unit, WC, and wash hand basin with mixer tap. Heated chrome towel rail. Expelair. Double glazed leaded light opaque window overlooking side aspect.

LOFT ROOM/HOME OFFICE

14' 11" x 14' 11" (4.55m x 4.55m) Quiet and well lit, separated from rest of house on the second floor. Down lighters. Feature brick exposed wall. Wooden floor. Double glazed leaded light window with far reaching views over the village. Two velux roof lights.

FRONT PARKING

Red brick paviour drive way providing off street parking for one car with wooden fence boundary. Storm porch. Outside light point. Five bar gate to the side of the cottage which gives shared access to it's own double detached garage at the rear.

REAR GARDEN

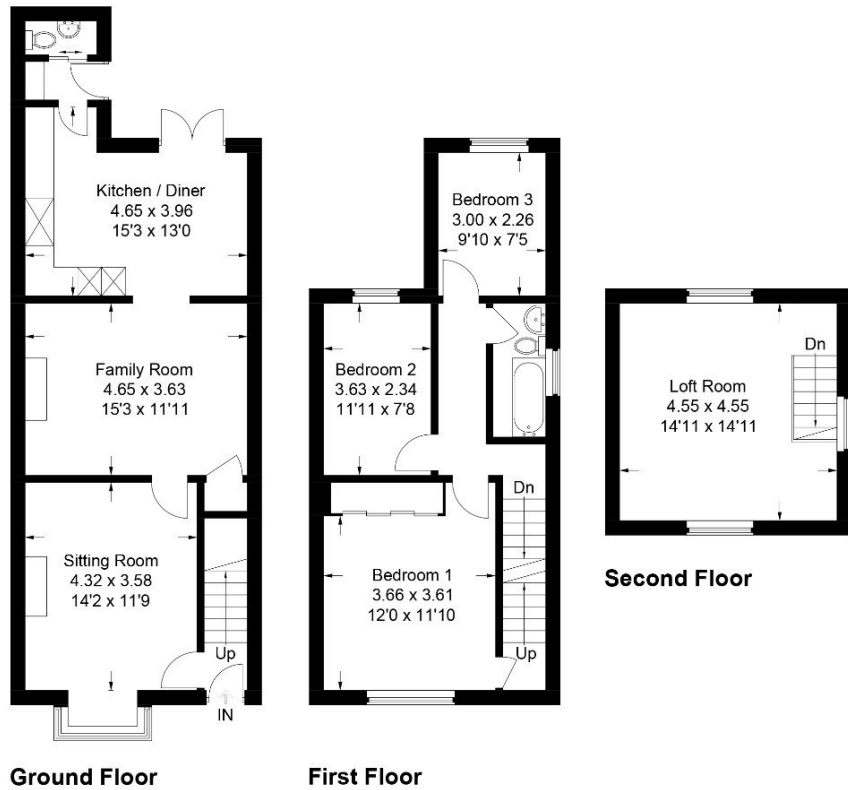
Quiet and secluded, mainly laid to lawn with slightly raised shrubbery beds with sleeper borders. Wooden fence boundaries. Pedestrian wooden gate. Paved patio area. Outside tap. Outside light point.

GARAGE

Double detached garage with up and over door. Pedestrian side door. Window overlooking side aspect.



Approximate Gross Internal Area
 Ground Floor = 58.0 sq m / 624 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Second Floor = 20.7 sq m / 223 sq ft
 Total = 123.5 sq m / 1329 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		76
(55 to 68)	D	56	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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