



Layers Green Park

LAYTERS GREEN LANE, CHALFONT ST PETER, SL9
8TJ



£175,000

Rodgers Estate Agents are delighted to offer this brand new detached park home situated in an over 45 retirement complex, in a rural position on the outskirts of the village. The accommodation comprises of entrance hall, sitting room, fully fitted kitchen, double bedroom and a bathroom. Features include central heating, double glazing, a side garden area and an allocated parking space. The park home is within walking distance of the village centre with all its amenities and is close to Gerrards Cross village and train station. Vacant possession.

ENTRANCE LOBBY

UPVC door with opaque leaded light glass insets. Radiator.

SITTING ROOM

11' 3" x 11' 2" (3.44m x 3.40m) Triple aspect room with double glazed leaded light windows over looking rear and side aspects. False fireplace with inbuilt electric heater. T.V point. Coved ceiling. Casement door with opaque leaded light glass insets leading to front. Archway to:

KITCHEN/ BREAKFAST ROOM

11' 1" max x 11' max (3.39m x 3.35m) Well fitted with wall and base units. Work surfaces with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Built in four ring gas hob with expel air above and fitted oven. Built in fridge/freezer. Built in washing machine. Cupboard housing wall mounted central heating boiler unit. Coved ceiling. Double glazed leaded light windows over looking front and rear aspects.

BEDROOM

11' 2" into wardrobe x 9' 10" (3.40m x 2.99m) Triple built in wardrobes. Coved ceiling. Radiator. Leaded light double glazed window over looking front aspect.

BATHROOM

6' 7" x 6' 1" (2.00m x 1.86m) White suite incorporating w.c, wash hand basin with mixer tap and tiled splash back and bath with mixer tap with tiled surround. Expel air. Coved ceiling. Radiator. Leaded light opaque double glazed window over looking rear aspect.

SIDE GARDEN

Wooden fence borders. Artificial grass.

PARKING SPACE

Laid to gravel.



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30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com