



Churchfield Road
CHALFONT ST PETER, SL9 9EN



£310,000

With two parking spaces and an extended 999 year lease, Rodgers Estate Agents are delighted to offer to the market this split-level maisonette, circa 1,000 square feet in size, located in the heart of the village. The accommodation comprises of an entrance hall, lounge, kitchen/ breakfast room, two double bedroom and bathroom. Further features include loft storage, patio garden, double glazed windows and gas central heating. Viewings are highly recommended.

ENTRANCE HALL

A long entrance hall with tiled flooring and a storage area ideal for coats and shoes. Stairs leading to first floor and first floor landing. Radiator.

LANDING

Stairs leading to second floor.

LOUNGE

16' 11" x 16' 2" (5.16m x 4.93m) Double glazed leaded light window overlooking the front aspect. Feature fireplace with brick surround and wooden surround. Wood laminate flooring. Four wall light points. Two radiators. TV. Hanging picture rail. B.T point.

KITCHEN/ BREAKFASTROOM

12' 7" x 11' 3" (3.84m x 3.43m) Featuring a selection of storage units above and below with work surfaces with tiling over incorporating a one and a half bowl sink unit with mixer tap and drainer. Four ring electric hob with extractor hood above and oven / grill below. Integral fridge / freezer. Plumbed for dishwasher. Wall mounted gas boiler. Radiator. Spotlights to ceiling. Double glazed leaded light window over looking rear aspect.

BATHROOM

16' 2" x 6' 3" (4.93m x 1.91m) A modern four piece white suite comprising a large double ended bath with stainless steel mixer tap, fully tiled walk-in shower cubicle, WC with twin flush and a wash hand basin with stainless steel mixer tap set into vanity unit with cupboards under. Tiled floor. Part tiled walls. Heated towel rail. Opaque leaded light double glazed window and double glazed velux window overlooking side aspect. Extractor fan. Eaves storage. Radiator. Spotlights to ceiling. Cupboard housing plumbing for washing machine & dryer.

BEDROOM 1

17' x 14' 11" (5.18m x 4.55m) A double glazed leaded light window overlooking the front aspect and a radiator.

BEDROOM 2

13' 9" x 10' 1" (4.19m x 3.07m) With access to insulated and boarded loft with pull down ladder. Double glazed window overlooking the rear aspect and a radiator.

PARKING & OUTSIDE

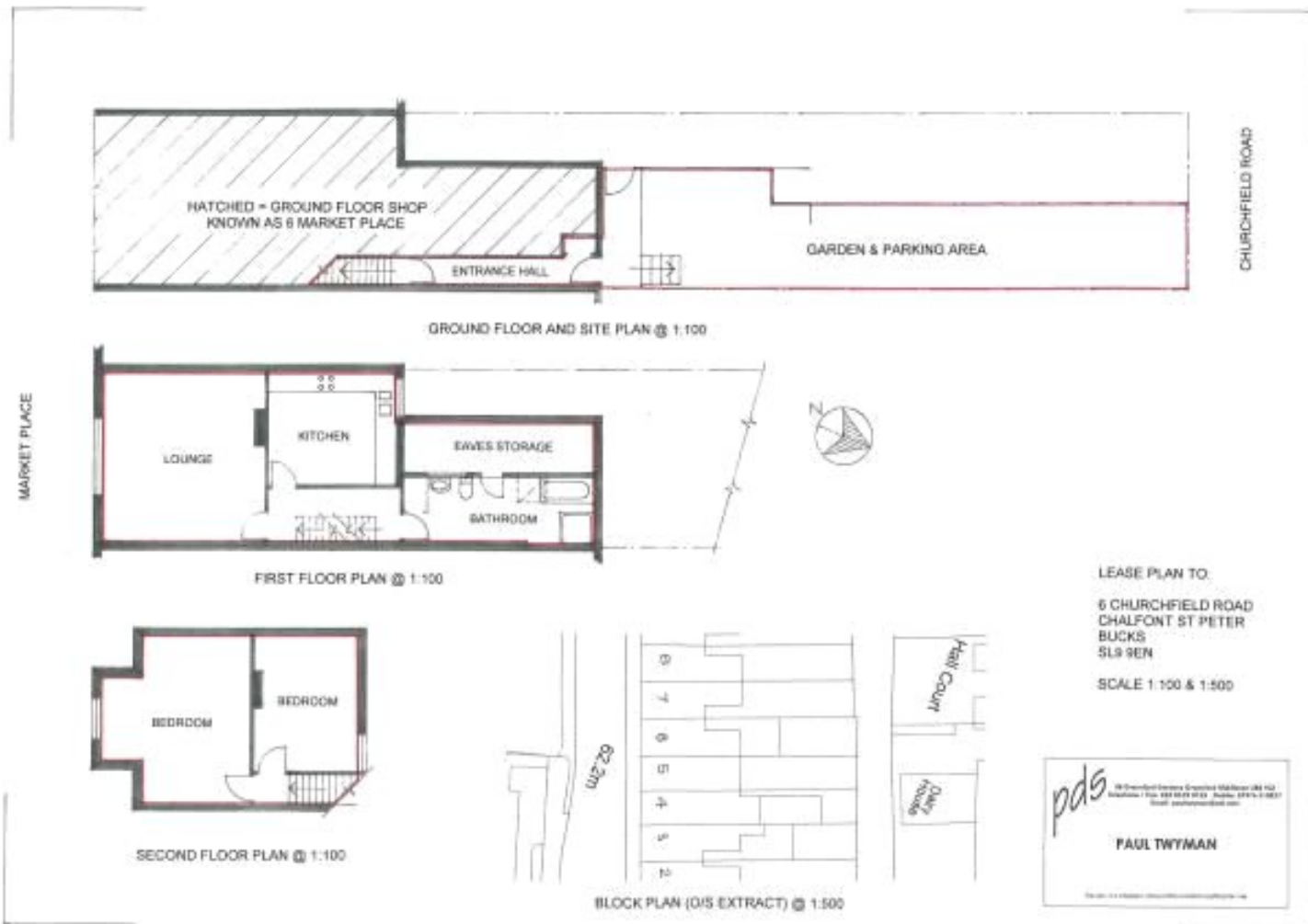
Off-street parking for two cars. Outside patio area with fence boundaries. Space for table and chairs.

LEASE

It should be noted that we have not seen a copy of the lease however we are informed it has recently been extended to 999 years remaining

Draft details awaiting vendors approval

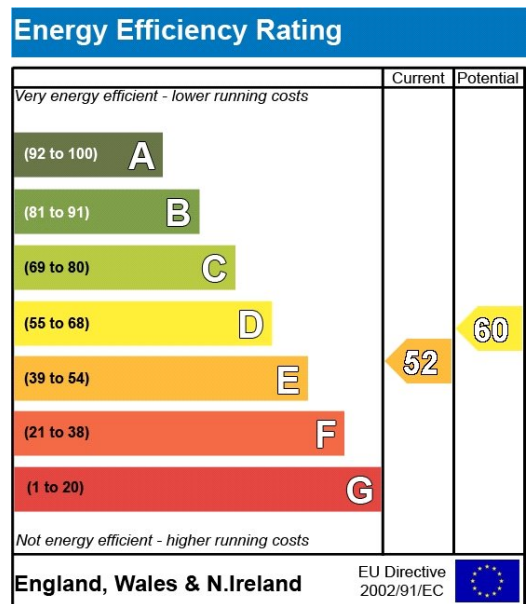




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