



Layers Green Park

LAYTERS GREEN LANE, CHALFONT ST PETER, SL9
8TJ



£244,950

A three bedroom 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, dining room, kitchen, three bedrooms, an en suite shower room and 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, offering unfurnished or furnished at no extra cost.

ENTRANCE HALL

SITTING ROOM

17' 11" x 11' 3" (5.46m x 3.43m)
False fireplace with electric heater. Four wall light points. Coved ceiling. Dado rail. Double aspect room with three double glazed arch windows. Double casement doors leading to hall. Radiator.

DINING ROOM

9' 4" x 9' 3" (2.84m x 2.82m)
Dado rail. Two wall light points. Radiator. Double glazed window.

KITCHEN

12' 7" x 7' 11" (3.84m x 2.41m)
Well fitted with wall and base units. Worksurfaces. Sink unit with drainer. Four ring gas hob. Fitted oven. Fitted fridge/ freezer. Plumbed for washing machine. Double glazed window.

BEDROOM 1

Double aspect room with a double glazed bay window and further double glazed window. Large walk in wardrobe. Radiator. Door to:

EN SUITE SHOWER ROOM

White suite incorporating walk in shower unit, w.c and wash hand basin. Opaque double glazed window.

BEDROOM 2

9' 3" x 7' 9" (2.82m x 2.36m)
Fitted wardrobe. Radiator. Double glazed window.

BEDROOM 3

6' 6" x 5' 6" (1.98m x 1.68m)
Radiator. Double glazed window.

BATHROOM

Partly tiled with a white suite comprising bath with shower attachment, w.v.c and wash hand basin. Radiator. Opaque double glazed window.

GARDEN & PARKING

Gravel area and lawn area. Paved patio to the rear. Steps leading to front door. Car parking space.

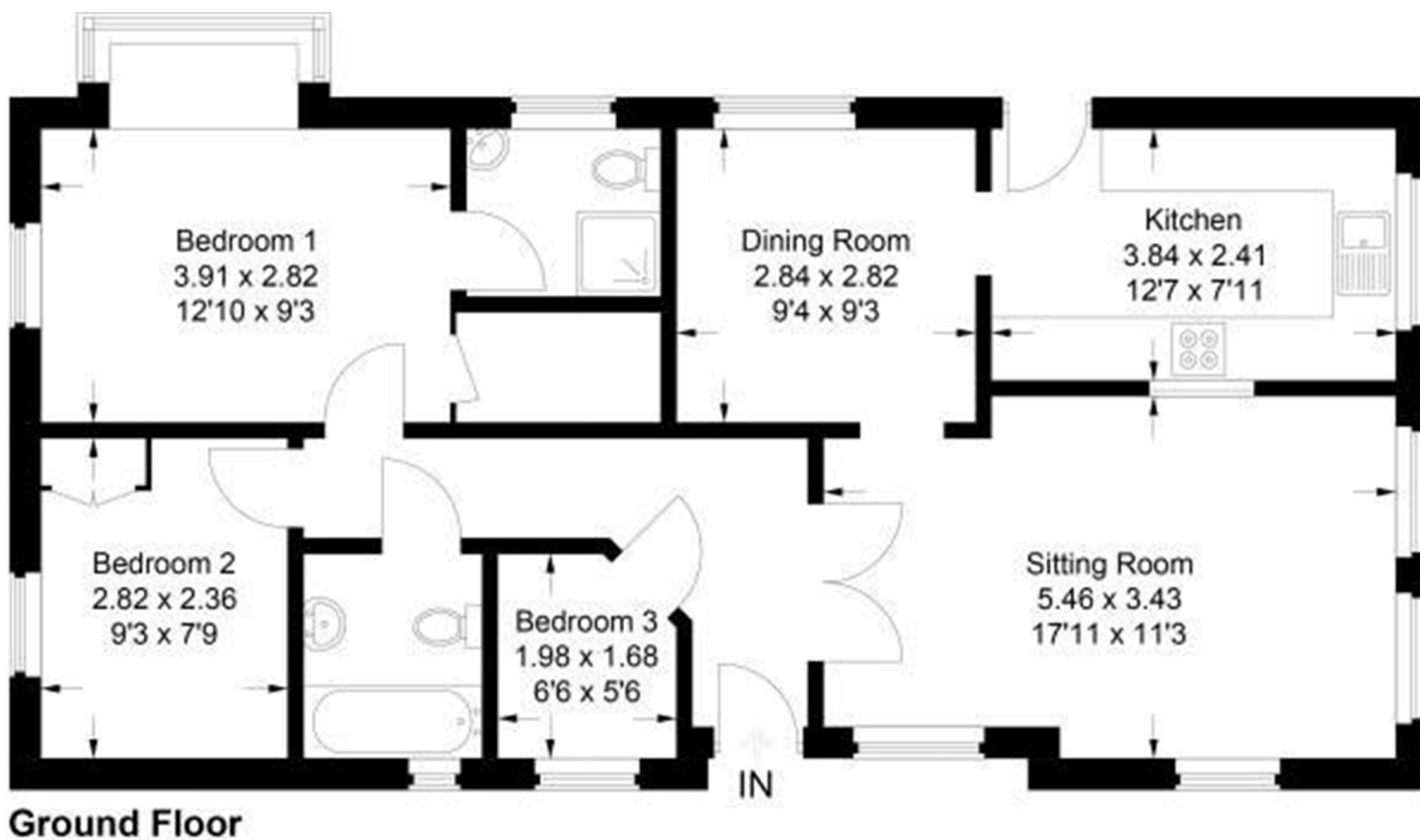
Draft details awaiting vendors approval.

LEASE DETAILS

The Ground Rent / Site Pitch Fee - £195.79
Standing Charge Electric - £10.08
Water Charge - £22.06

All of these charges are monthly.





Approximate Gross Internal Area = 76.6 sq m / 824 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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