



Market Place

CHALFONT ST PETER, SL9 9HA



£345,000

Market House is a sought after residential enclave of just three leasehold houses in the heart of Chalfont St Peter village offering a variety of shops, cafes and restaurants. This mid terrace house is ideally positioned within the development, tucked away in a secluded location while enjoying privacy. The property is in need of some modernisation but would appeal to first time buyers, investors and also those looking to trade down. The ground floor comprises of a hall leading to a spacious living/ dining room with under stairs storage and a separate well-equipped kitchen. Rising upstairs there is a double bedroom and a single bedroom. The main bedroom has a walk in wardrobe. A bathroom completes the accommodation. Features include electric heating, a westerly facing, easy to maintain rear garden and an allocated parking space. Long lease. No upper chain.

ENTRANCE LOBBY

Wooden front door with opaque glass inset. Dimplex electric storage heater. Stairs leading to first floor and landing.

LOUNGE/ DINING

14' 6" x 14' 5" (4.42m x 4.39m) "L" shaped. Under stairs cupboard. Coved ceiling. Two electric wall heaters. Sliding double glazed patio doors leading to rear garden.

KITCHEN

8' x 7' 10" (2.45m x 2.39m) Well fitted with wall and base units. Work surfaces with tiling over. Fitted four ring electric hob with extractor hood over. Built in oven. Leaded light window over looking front aspect. One and a half bowl Franke sink unit with mixer tap and drainer. Plumbed for washing machine. Space for fridge/ freezer.

LANDING

Access to loft. Airing cupboard with lagged cylinder and slatted shelving.

BEDROOM 1

11' 11" x 11' (3.62m x 3.35m) "L" shaped. Walk in wardrobe. B.T point. Coved ceiling. Wall mounted electric heater. Leaded light window over looking front aspect.

BEDROOM 2

10' 1" x 7' 1" (3.08m x 2.17m) Coved ceiling. Wall mounted electric heater. Window over looking rear aspect.

BATHROOM

6' 10" x 6' 2" (2.08m x 1.89m) Fully tiled with a suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin. Down lighters. Heated towel rail. Opaque window over looking rear aspect.

REAR GARDEN

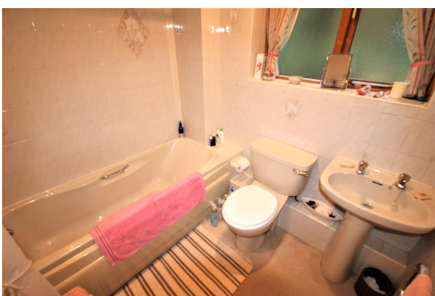
Easy to maintain westerly facing paved garden with brick and wooden fence boundaries. Outside electric point.

LEASE DETAILS & OUTGOINGS

Length of lease - 150 years from 24/06/88 i.e. currently 118 years remaining;

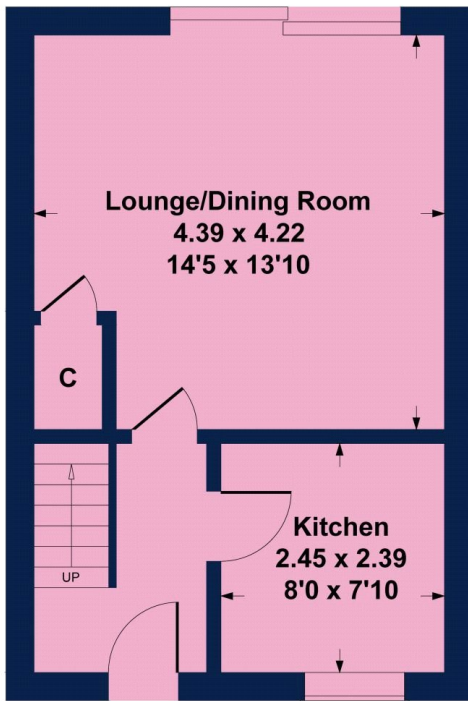
Ground Rent - £150

Service charge : £595.67 from 01/10/18-30/09/19

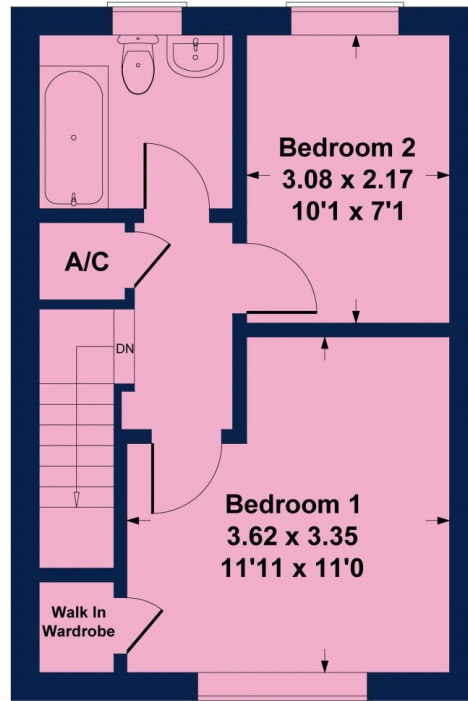


5 Market House, Market Place

Approximate Gross Internal Area
 Ground Floor = 29.9 sq m / 322 sq ft
 First Floor = 29.9 sq m / 322 sq ft
 Total = 59.8 sq m / 644 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2020
 For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		89
(69 to 80) C		
(55 to 68) D	63	
(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	

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.

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

csp@rodgersstates.com

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

harefield@rodgersstates.com