



Nicol End

CHALFONT ST PETER, SL9 9LU



£460,000

Approaching 1,200 square feet, a detached timber framed bungalow situated in a cul de sac position on the outskirts of the village. The bungalow, which is a timber framed, is in need of modernisation and updating but has great scope to replace/ redevelop, subject to the usual planning permissions. The property has over a 120' south westerly facing rear garden and has the potential to be moulded into the perfect home for any discerning purchasers. The present accommodation comprises of an entrance hall, sitting room, study, kitchen/ breakfast room, three bedrooms and a bathroom. Features include off street parking and a good size out house. The location is excellent being within walking distance of the village with all it's amenities and excellent schools. No upper chain.

ENTRANCE HALL

Wooden door with clear glass insets and surround windows.

SITTING ROOM

13' 11" x 11' 7" (4.24m x 3.52m) Electric storage heater. Window over looking side aspect. Door to bedroom 3 and door to kitchen.

STUDY

12' 2" x 11' 6" (3.72m x 3.50m) Cupboard housing electric fuse board. Window over looking front aspect.

KITCHEN/ BREAKFAST

17' 5" x 9' 8" (5.30m x 2.94m) Double aspect room with windows over looking rear and side aspects. Wall and base units. Work surfaces. Sink unit with mixer tap and drainer. Space for electric cooker and fridge. Plumbed for washing machine. Electric storage heater. Door to bathroom. Window over looking rear aspect. Door with opaque glass inset leading to rear garden.

BEDROOM 1

12' 2" x 11' 6" (3.72m x 3.50m) Window over looking front aspect.

BEDROOM 2

11' 11" x 11' 6" (3.63m x 3.50m) Window over looking side aspect.

BEDROOM 3

11' 6" x 7' 8" (3.50m x 2.34m) Window over looking side aspect.

BATHROOM

Suite incorporating bath with mixer tap and shower attachment, high level w.c and wash hand basin. Fitted cupboard units. Window over looking side aspect.

FRONT GARDEN

Lawn area with flower beds. Hedge boundaries. Off street parking for two cars.

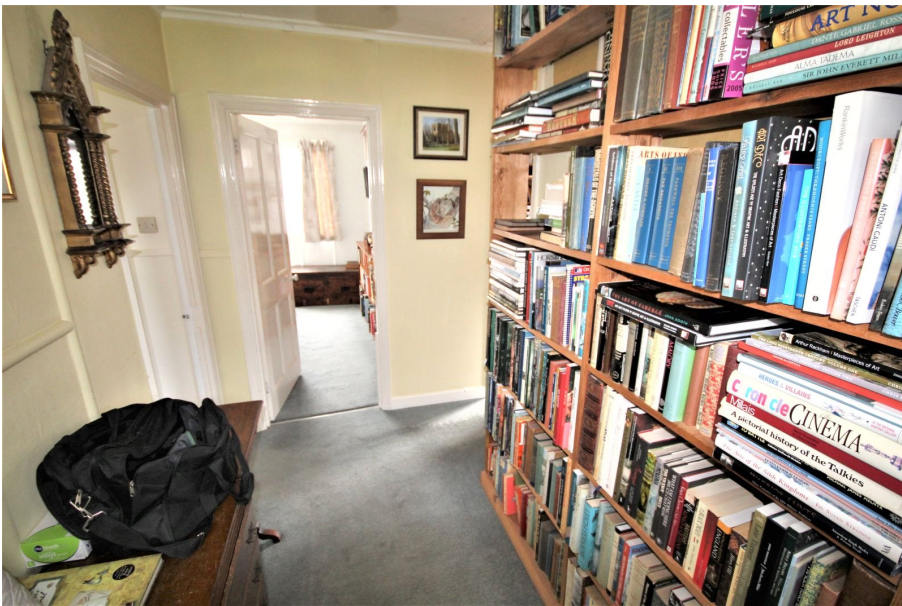
REAR GARDEN

Circa 120' south westerly facing rear garden mainly laid to lawn with wooden fence and hedge boundaries. Flower bed borders and central flower beds. Wide variety of shrubs, trees and plants. Patio area with Pagoda over. Summerhouse. Garden shed. Pedestrian side access.

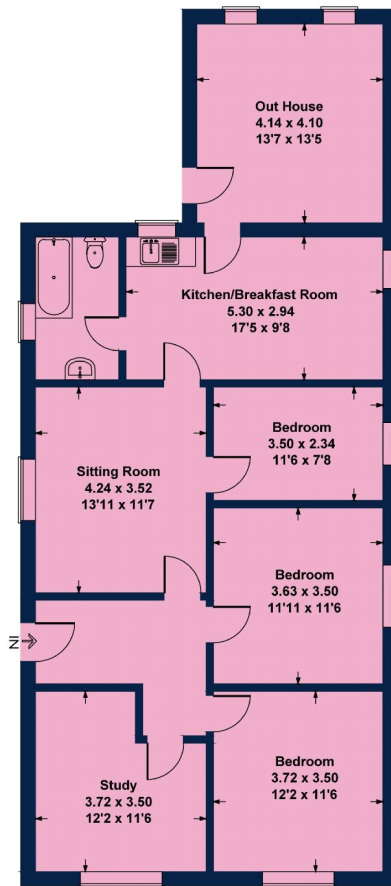
OUTHOUSE

13' 7" x 13' 5" (4.14m x 4.10m) Attached to the bungalow with pedestrian door and windows.

Draft details awaiting vendors approval.



Maymyo, Nicol End
Approximate Gross Internal Area
110.7 sq m / 1192 sq ft



Not to Scale. Produced by The Plan Portal 2020
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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		78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	38	
(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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