



## Wrights Cottages

CHURCH LANE, CHALFONT ST PETER, SL9 9RP



**£595,000**

Offered with no upper chain, a delightful character cottage situated within the heart of the village and only a minutes level walk from all the amenities the village offers. Accessed via a brick driveway, the cottage benefits from two car parking spaces under a covered car port. The property retains a wealth of charm and character and an internal viewing is highly recommended. The accommodation on the ground floor comprises of a wonderful sitting room with large window over looking the 65' south facing rear garden, dining room, kitchen with an entrance lobby/ utility room off (which could be knocked together to provide a kitchen/ breakfast room) and a bathroom. On the first floor there are three double bedrooms but from the landing there is scope to convert the attic into a further bedroom (subject to planning permission) Further features include gas central heating and double glazing.

### **ENTRANCE LOBBY/ UTILITY ROOM**

UPVC front door with ornate opaque coloured double glazed glass inset. Tiled floor. Plumbed for washing machine. Space for dryer and fridge/freezer. Water softener. Double glazed windows over looking front aspect. Casement door leading to:

### **KITCHEN**

10' x 9' 6" (3.04m x 2.90m) Well fitted with wall and base units. Granite effect worksurfaces with tiling over. Stainless steel sink unit with mixer tap and drainer. Space for freestanding electric cooker. Extractor hood. Space for fridge. Tiled floor. Wall heater/ air conditioning unit. Casement door with double glazed glass inset leading to rear. Window looking into the entrance lobby. Door to bathroom. Door to:

### **INNER HALLWAY**

Return staircase leading to first floor and split landing. Radiator. Double glazed window over looking side aspect. Door to dining room and door to:

### **SITTING ROOM**

16' 4" x 15' (4.98m x 4.56m) Feature double glazed bay window over looking the rear garden. Tiled fireplace with wooden mantle and display shelving. Coved ceiling. Two radiators.

### **DINING ROOM**

12' 1" x 9' (3.69m x 2.75m) Built in cupboard units and shelving. Coved ceiling. B.T point. Radiator. Sash window looking into entrance lobby.

### **BATHROOM**

Fully tiled double aspect room with opaque double glazed windows over looking front aspect. Modern white suite incorporating bath with mixer tap and hand held microphone shower attachment and wall shower unit, w.c and wash hand basin with mixer tap with cupboards and drawer unit under. Tiled floor. Heated chrome towel rail. Wall mounted central heating boiler unit.

### **LANDING**

Split landing with double glazed window over looking side aspect.

### **BEDROOM 1**

15' x 13' 3" (4.58m x 4.03m) Two built in wardrobes with cupboards over. Coved ceiling. Two radiators. Double glazed window over looking rear aspect.

## BEDROOM 2

12' x 9' 1" (3.65m x 2.78m) Built in wardrobe with cupboard over. Fitted drawers unit. Coved ceiling. Access to loft space. Radiator. Double glazed window over looking front aspect.

## BEDROOM 3

9' 11" x 9' 9" (3.03m x 2.98m) Access to loft space. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Double glazed window over looking rear aspect.

## PARKING

Covered car port with space for two cars.

## FRONT GARDEN

Paved courtyard area with outside tap point.

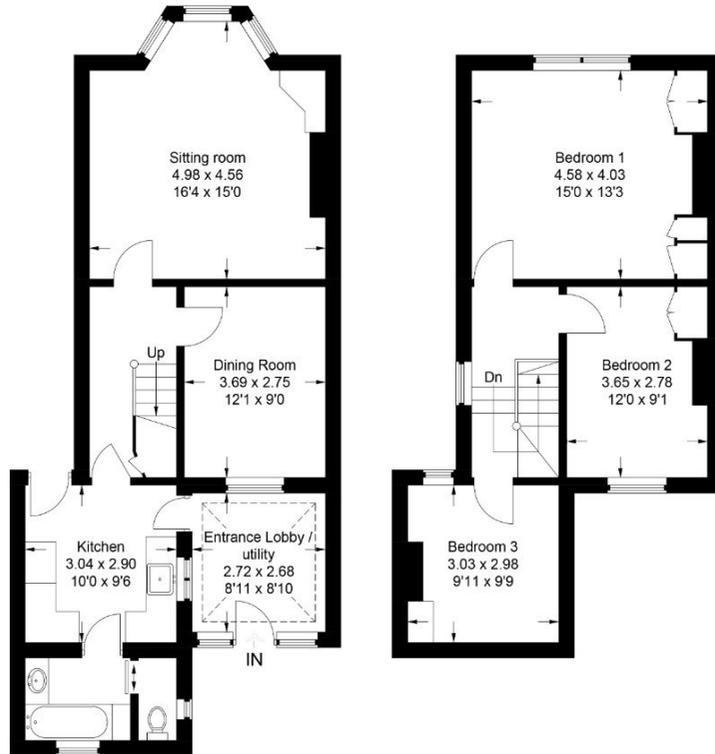
## REAR GARDEN

Circa 65' south facing rear garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Flower bed borders. A wide variety of shrubs and plants. Wooden garden shed. Pedestrian rear access with wrought iron gate.

Draft details awaiting vendors approval



Approximate Gross Internal Area  
 Ground Floor = 61.9 sq m / 666 sq ft  
 First Floor = 45.6 sq m / 491 sq ft  
 Total = 107.5 sq m / 1,157 sq ft



**Ground Floor**

**First Floor**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	63	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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