



The Phygtle
CHALFONT ST PETER, SL9 0JT



£485,000

With a detached annexe to the rear, discretely tucked away on a private road on the Chalfont Common side of the village, a semi-detached bungalow. Behind the stock brick façade the property enjoys deceptively spacious accommodation and the entire has been well decorated throughout. The accommodation of the bungalow comprises of a sitting room, conservatory, kitchen, two double bedrooms and a bathroom. The accommodation of the self contained annexe, which would be ideal for a family member, an office/ gym or to let out, comprises of a sitting room, kitchen, bedroom and bathroom. Further features include gas central heating, double glazing, a shared drive and gardens front and rear.

SITTING ROOM

16' 4" x 12' 4" (4.98m x 3.76m) Fireplace with wood surround and mantle together with a granite inset and hearth and coal effect electric fire. Solid oak wood flooring. Downlighters. Double glazed leaded light window overlooking front aspect. Door leading to inner lobby and a door leading to:

KITCHEN

15' x 7' 5" (4.57m x 2.26m) Double aspect room with double glazed leaded light casement doors leading to front aspect, double glazed leaded light window overlooking side aspect and casement door with leaded light glass insets leading to side access. Well fitted with wall and base units. Granite effect work surfaces with mosaic tile splashback. Hidden lighting. Downlighters. Sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and fitted oven. Built in fridge/freezer. Wall mounted central heating boiler unit. Plumbed for washing machine. Tiled floor.

INNER LOBBY

Solid oak flooring. Downlighter. Access to boarded loft with insulation, light point and fold down ladder. Door leading to:

BEDROOM 1

13' 7" x 10' 11" (4.14m x 3.33m) Solid oak flooring. Full wall length fitted wardrobes. Radiator. Downlighters. Casement door with double glazed leaded light inset and window to side leading to:

CONSERVATORY

12' 1" x 9' 9" (3.68m x 2.97m) Leaded light double glazed bay window with casement doors leading to rear. Solid oak wood flooring. Downlighters. Two wall light points. Radiator.

BEDROOM 2

16' 5" x 10' (5.00m x 3.05m) Two wall light points. Solid oak wood flooring. Downlighters. Radiator. Double glazed leaded light window overlooking rear aspect.

BATHROOM

Fully tiled with a suite incorporating incorporating bath with mixer tap and shower attachment, wash hand basin and w.c. Solid oak wood flooring. Downlighters. Opaque double glazed leaded light window overlooking side aspect. Heated chrome towel rail.

ANNEXE

SITTING ROOM

13' 8" x 9' 10" (4.17m x 3.00m)

KITCHEN

10' 3" x 6' (3.12m x 1.83m)

BEDROOM

10' 11" x 9' 9" (3.33m x 2.97m)

BATHROOM

OUTSIDE & GARDENS

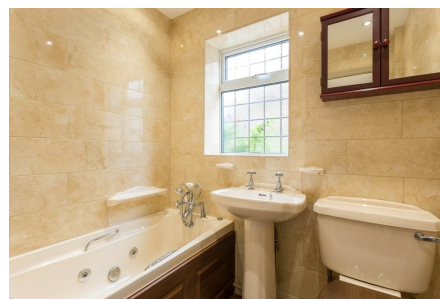
REAR GARDEN

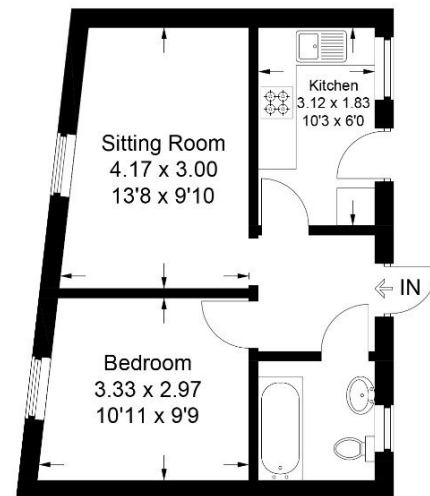
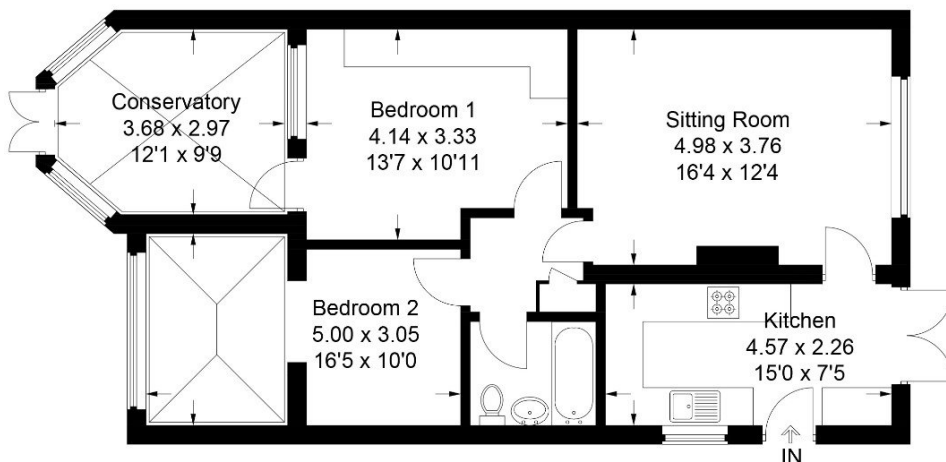
Easy to maintain with paved patio. Wooden fence boundaries. Raised flower bed. Pedestrian side access with wooden gate. Outside light point.

FRONT GARDEN & SIDE

Mainly laid to lawn with flowerbed border. Dwarf brick wall with a variety of shrubs and plants. Shared drive at the side. Large storage shed.

Draft details awaiting vendor's approval





Outbuilding
(Not Shown In Actual Location / Orientation)

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Approximate Gross Internal Area
78.5 sq m / 845 sq ft
Outbuilding = 36.0 sq m / 388 sq ft
Total = 114.5 sq m / 1233 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		87
(69 to 80)	C		
(55 to 68)	D	65	
(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

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30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersstates.com