



Layters Close

CHALFONT ST PETER, SL9 9HT



£540,000

With views to the rear over open fields, an extended mid terraced house situated on the outskirts of the village only a minutes walk of Gold Hill Common and within easy reach of the village centre with all its amenities and excellent schools. This fine home offers a potential buyer a superb home for families with young children looking to be close to a the village and within easy reach of Gerrards Cross village and train station. In excellent condition throughout, the accommodation on the ground floor comprises an entrance hall, cloakroom, sitting room, dining room, kitchen/ breakfast room and a utility room. On the first floor there are three good size bedrooms and a family bathroom. Further features include an attic room, gas central heating, double glazing and a 60' south westerly facing rear garden overlooking open fields.

ENTRANCE HALL

Wooden front door with opaque double glazed window to side. Full wall length floor to ceiling storage cupboards. Wooden staircase with aluminium rail handle leading to first floor and landing. Porcelain high gloss tiled flooring. Down lighters. Brushed steel dimmer switches.

CLOAKROOM

5' 5" x 3' 6" (1.66m x 1.06m) Fully tiled with a modern white suite incorporating w.c and wash hand basin with mixer tap. Porcelain high gloss tiled flooring. Fitted mirror. Heated chrome towel rail. Down lighters. Expel air.

LIVING ROOM

15' 1" x 11' 11" (4.60m x 3.64m) Fireplace with granite hearth. Porcelain high gloss tiled flooring. Coved ceiling. Down lighters. Wall light point. School house radiator. Under stairs storage area with shelving. Opening to kitchen/breakfast room and to:

DINING ROOM

11' 5" x 9' 8" (3.47m x 2.94m) Porcelain high gloss tiled flooring. Coved ceiling. Down lighters. Brushed steel dimmer switches. School house radiator. Leaded light double glazed window overlooking front aspect. Door into hallway.

KITCHEN/BREAKFAST ROOM

20' 3" max x 18' 8" max (6.16m x 5.69m) Well fitted with wooden wall and base units. Granite effect work surfaces with splash backs. Built in double oven. Fitted five ring gas hob with extractor hood over and brushed steel splash back. Built in oven and grill. One and a half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Space for American style fridge/freezer. Two large sky lights. Porcelain high gloss tiled flooring. Coved ceiling. Double casement doors leading to rear garden. Double glazed leaded light window overlooking rear aspect.

LANDING

Airing cupboard. Access to loft room.

BEDROOM 1

12' x 11' 2" (3.67m x 3.40m) Fitted wardrobes. Down lighters. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

BEDROOM 2

10' 10" x 9' 8" (3.29m x 2.94m) Coved ceiling. Downlighters. Radiator. Double glazed leaded light window overlooking rear aspect.

BEDROOM 3

10' 7" x 6' 3" (3.22m x 1.90m) Walk in wardrobe. Down lighters. Radiator. Double glazed leaded light window overlooking front aspect.

BATHROOM

11' x 10' 3" (3.36m x 3.12m) Fully tiled with a white suite incorporating bath with mixer tap and hand held shower attachment, w.c, walk in shower and wash hand basin. Mirrored shelving unit. Wall mounted inset T.V. Tiled floor. Down lighters and speakers. Expel air. Opaque double glazed leaded light window overlooking rear aspect.

LOFT ROOM

16' 5" x 9' 10" (5.00m x 3.00m) Two double glazed Velux roof lights. Wood laminate flooring. Under eaves storage. Light and power.

FRONT GARDEN

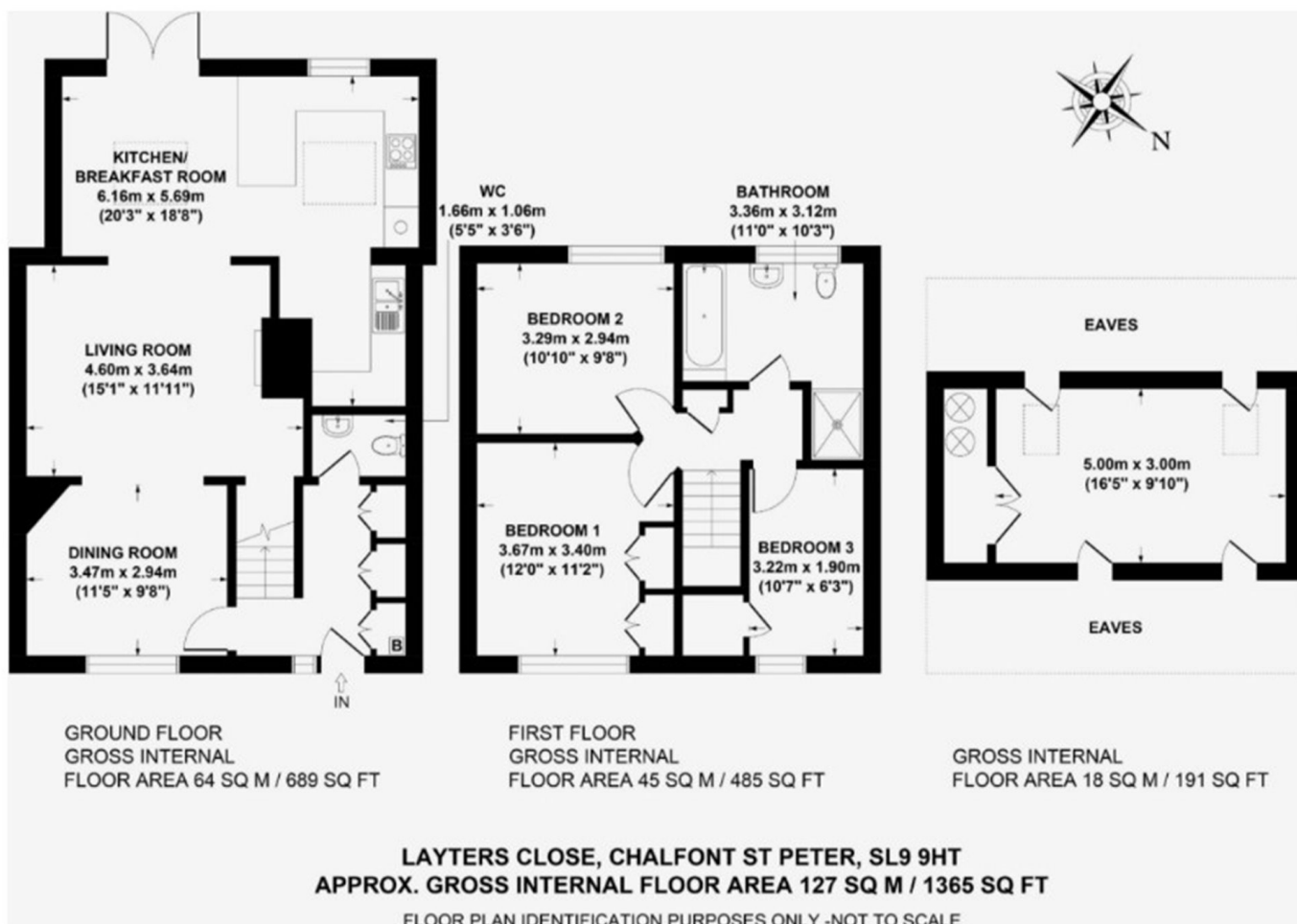
Block paved driveway providing off street parking for several cars. Wooden fence boundaries. Outside light point. Outside tap.

REAR GARDEN

Circa 60' south westerly facing rear garden backing onto open fields. The garden is mainly laid to decking and paving. Wooden fence boundaries. Wooden garden sheds. Hot tub. Pedestrian rear access. Outside hot and cold tap. Outside light points.

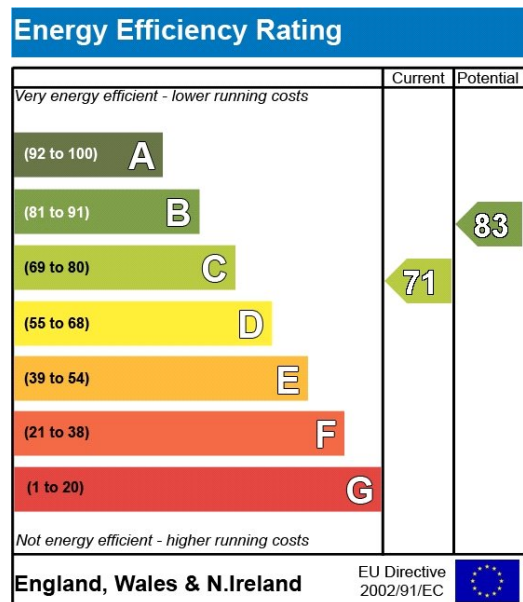
Draft details awaiting vendors approval.





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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