



The Phyggle
CHALFONT ST PETER, SL9 0JT



£325,000

Within a few minutes walk of a local shop and only a short distance from the village with all its amenities, a very spacious two double bedroom, first floor maisonette. Approaching 1,000 square feet in area, this bright maisonette, which is in excellent decorative order throughout, has been modernised and upgraded by the present owner and an internal inspection is highly recommended to appreciate the size and décor. An added feature is the large loft which provides ample storage space. The accommodation comprises a good size entrance hall, large sitting/dining room, kitchen/breakfast room, two double bedrooms, master with en suite shower room and bathroom. Outside the property has a roof terrace area with space for a table and chairs.

ENTRANCE HALL

"L" shaped with a UPVC front door with semi circular opaque double glazed window. Wood laminate flooring. Coved ceiling. Radiator. Storage cupboard with light. Access to large majority boarded and fully insulated loft with power and fold down aluminium ladder.

SITTING / DININGROOM

18' 6" x 14' 3" (5.64m x 4.34m) Coved ceiling. Two radiators. Double glazed windows overlooking front aspect.

KITCHEN/BREAKFAST ROOM

14' 1" x 11' 1" (4.29m x 3.38m) Fitted with base kitchen units. Wall mounted cupboard unit housing gas central heating boiler unit. Granite effect worksurfaces with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Five ring gas range cooker. Fitted dishwasher. Plumbed for washing machine. Space for upright fridge/freezer. Wood laminate flooring. Large storage cupboard housing electric meter and fuse board. Radiator. Two double glazed windows overlooking rear aspect.

BEDROOM 1

12' 5" x 12' (3.78m x 3.66m) Walk in wardrobe with down lighters. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

EN SUITE SHOWER ROOM

Fully tiled with a white suite incorporating walk in shower, w.c and wash hand basin with mixer tap and cupboard under. Expel air. Down lighters. Tiled floor. Heated chrome towel rail.

BEDROOM 2

14' 3" x 9' 4" (4.34m x 2.84m) Coved ceiling. Radiator. Double glazed window overlooking front aspect.

BATHROOM

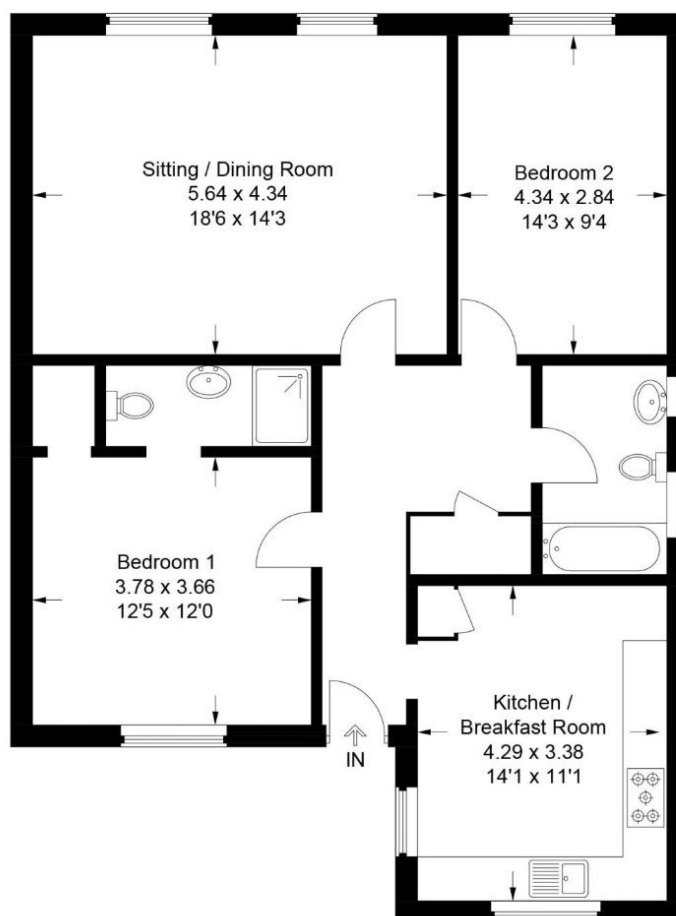
Fully tiled with a white suite incorporating bath with mixer tap and wall shower attachments, w.c and wash hand basin with mixer tap and cupboards under. Heated chrome towel rail. Opaque double glazed windows overlooking side aspect.

ROOF TERRACE

Area with space to place a table and chair on and potted plants. Stairwell leading to ground level.

Draft details awaiting vendors approval.





Flat 1, The Surgery

Approximate Gross Internal Area
89.6 sq m / 964 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
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	76	80
(55 to 68) D		
(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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