



Nicol Road
CHALFONT ST PETER, SL9 9ND



£650,000

A most impressive, semi detached character cottage, ideally positioned in this popular residential area. Behind the hall door lies a light-filled and contemporary interior that has undergone extensive upgrading and modernisation and now offers an ultra-chic, bright home designed with great style and flair. This exceptional property offers the discerning purchaser a superb opportunity to own a fantastic residence, within walking distance of the village centre with all its amenities and excellent schools. The accommodation is laid out over three floors. On the ground floor there is an open plan sitting room/family room/dining room, a breakfast room, kitchen and bathroom. On the first floor there are three bedrooms and a shower room. On the second floor there is a further bedroom. Features include gas central heating, double glazing, off street parking for two cars and a delightful rear garden.

ENTRANCE LOBBY

Wooden front door with a clear glass inset. Oak wood flooring. Coved ceiling.

SITTING ROOM

11' 4" x 10' 5" (3.45m x 3.18m) Oak flooring. Coved ceiling. Radiator. Leaded light double glazed window overlooking front aspect. Archway to:

FAMILY/DINING ROOM

16' 2" x 13' 5" (4.93m x 4.09m) Feature open brick fireplace with flagstone hearth. Oak flooring. Down lighters. Two radiators. Open tread wooden staircase leading to first floor and landing. Wooden casement doors with clear glass insets leading to:

BREAKFAST ROOM

18' 7" x 6' (5.66m x 1.82m) Oak wood flooring. Wall light point. Sky light. Velux roof light. Double casement doors with double glazed clear glass insets leading to patio and rear garden.

KITCHEN

10' 5" x 7' 3" (3.17m x 2.21m) Well fitted with base units. Work surfaces with a stainless steel sink unit with mixer tap and drainer. Fitted Bosch five ring gas hob with extractor hood over. Fitted "Bosch" oven and grill. Built in fridge and freezer. Plumbed for washing machine. Wall cabinet housing Worcester gas central heating boiler unit. Tiled floor. Double glazed window overlooking side access. Archway to:

INNER LOBBY

Work surface. Plumbed for washing machine. Large floor to ceiling storage cupboard. Double glazed window overlooking side access. Door to:

BATHROOM

Partly tiled with a modern white suite incorporating metal bath, WC and wash hand basin with mosaic tiled splash back. Tiled floor. Radiator. Double glazed window overlooking rear aspect.

LANDING

Ornate wrought iron balustrade. Storage cupboard. Double glazed window overlooking side aspect.

BEDROOM

12' 6" x 10' 6" (3.81m x 3.20m) Two built in wardrobes with cupboard units over. Exposed wooden floor boards. Radiator. Double glazed leaded light window overlooking front aspect.

BEDROOM

12' 6" x 10' 5" (3.82m x 3.18m) Exposed wooden floor boards. Under stairs storage area. Radiator. Double glazed window overlooking rear aspect.

BEDROOM

10' 5" x 7' 6" (3.18m x 2.28m) Radiator. Double glazed window overlooking rear aspect. Stairs leading to second floor bedroom.

SHOWER ROOM

Fully tiled with a white suite incorporating a walk in shower, WC and wash hand basin with mixer tap. Ornate tiled floor. Double glazed window overlooking rear aspect.

BEDROOM

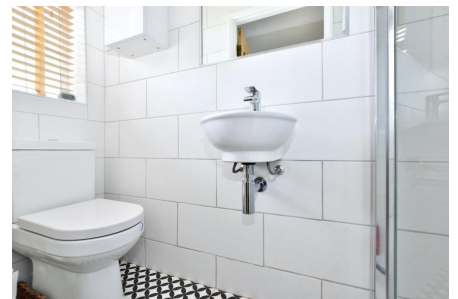
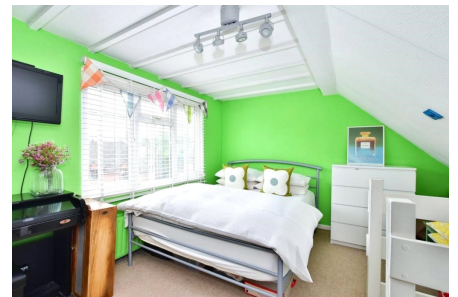
15' 4" x 10' 7" (4.68m x 3.22m) Radiator. Leaded light double glazed window overlooking front aspect.

FRONT GARDEN

Gravel driveway providing off street parking for two cars. Hedge boundaries. Storm porch with light point.

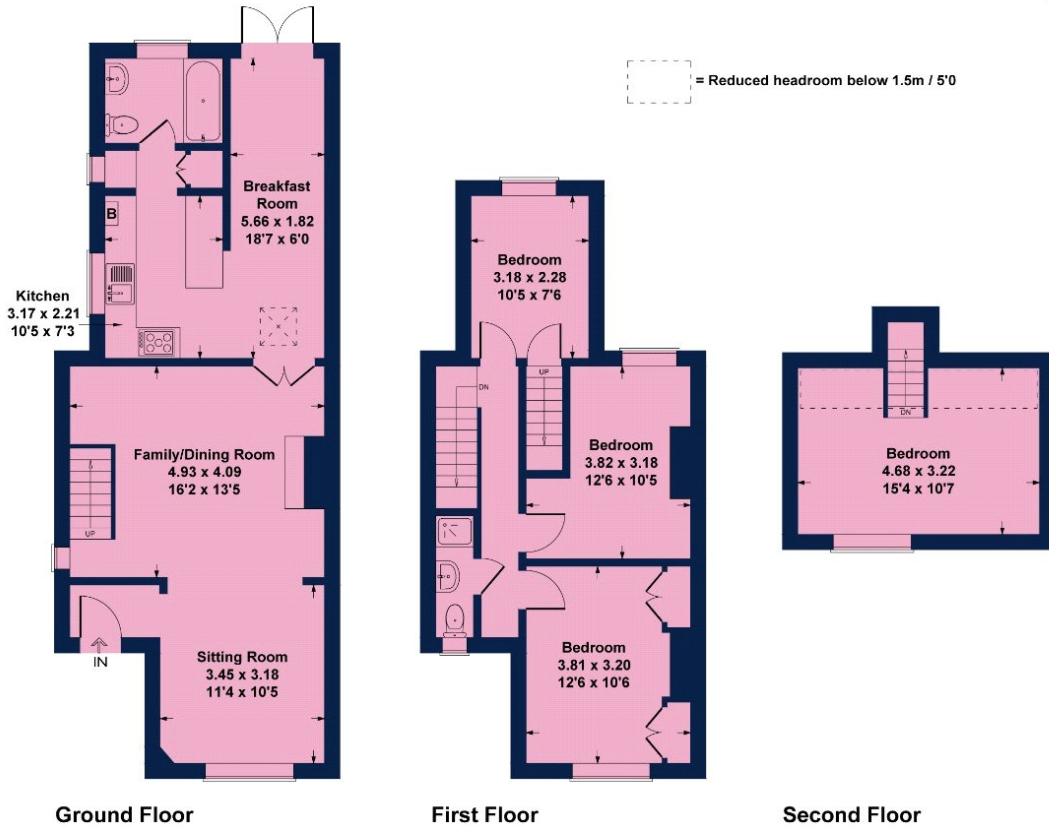
REAR GARDEN

A delightful westerly facing rear garden over 100' in length. The garden is mainly laid to lawn with hedge boundaries and flower bed borders. There is an impressive flag stone paved patio area which catches the evening sun and provides an additional "room" for al-fresco dining and outside entertaining. There are a wide variety of shrubs and an apple tree. There is a raised vegetable patch and two wooden storage sheds. Pedestrian side access.



Clairville

Approximate Gross Internal Area
 Ground Floor = 60.0 sq m / 646 sq ft
 First Floor = 41.4 sq m / 446 sq ft
 Second Floor = 15.5 sq m / 167 sq ft
 Total = 116.9 sq m / 1259 sq ft



Not to Scale. Produced by The Plan Portal 2021
 For Illustrative Purposes Only.



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		81
(69 to 80)	C		
(55 to 68)	D	59	
(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	

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

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