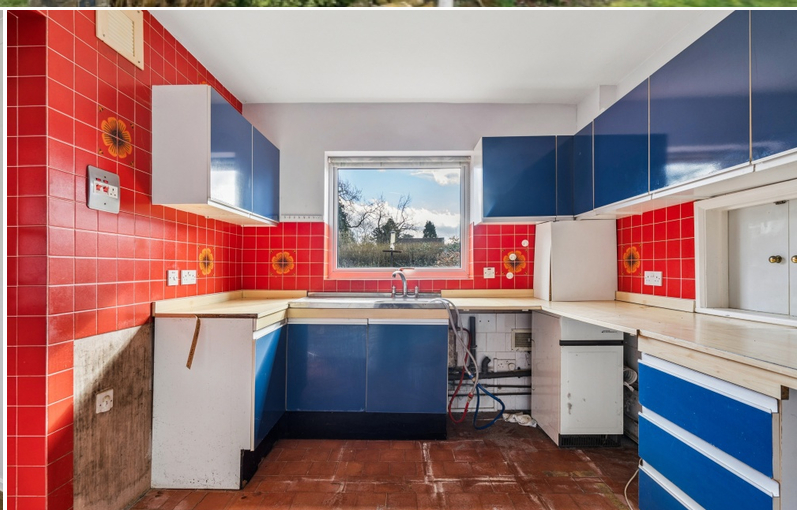
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Nortoft Road

Chalfont St Peter, Buckinghamshire, SL9 0LD



£650,000 Freehold

An attractive bay fronted semi detached house situated on a popular residential road within easy reach of the village with all its amenities and excellent schools. The property is in need of refurbishment throughout and has considerable scope for enlargement, subject to planning permission. The accommodation on the ground floor comprises of entrance hall, through lounge/ dining room and kitchen. On the first floor, there are three bedrooms, a bathroom and separate w.c. Further features include gas central heating, majority double glazing, off street parking, an attached garage and a south facing rear garden. No upper chain. Close by Gerrards Cross has further amenities and a Chiltern Line rail station to Marylebone. Road links are the M4/M40 and M25 giving access to Heathrow Airport and Central London. No upper chain.

Entrance Hall

Wooden front door with opaque leaded light glass inset and a leaded light secondary glazed glass window over looking front aspect. Under stairs cupboard. Radiator. Stairs leading to first floor and landing.

Living/ Dining Room

26' 11" x 13' 0" max (8.20m x 3.96m) Feature double glazed leaded light window over looking front aspect. Stone fireplace and mantle with flagstone hearth with gas coal effect fire. Stone shelf. Coved ceiling. Two wall light points. Service hatch to kitchen. Two radiators. Sliding double glazed patio doors leading to patio and rear garden.

Kitchen

12' 5" x 9' 3" (3.78m x 2.82m) Fitted with wall and base units. Worksurfaces with tiled splash backs and stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine. Pantry with opaque window looking into garage. Red tiled floor. Floor mounted gas central heating boiler. Radiator. Double glazed window over looking rear aspect. Door to garage. Casement door with opaque glass insets leading to garage.

First Floor

Landing

Access to fully boarded loft with light and pull down aluminium ladder. Airing cupboard with lagged cylinder and slatted shelving. Double glazed opaque window over looking side aspect.

Bedroom 1

14' 2" x 11' 9" (4.32m x 3.58m) Full wall length fitted wardrobes. Radiator. Feature double glazed leaded light bay window over looking front aspect.

Bedroom 2

12' 6" x 10' 7" (3.81m x 3.23m) Fitted wardrobe with louvred fronts. Radiator. Double glazed window over looking rear aspect.

Bedroom 3

8' 4" x 8' 2" (2.54m x 2.49m) Fitted wardrobe with louvred fronts and vanity top. Radiator. Double glazed leaded light window over looking front aspect.

Bathroom

Half tiled with a white suite incorporating metal bath with wall mounted shower unit and wash hand basin. Radiator. Opaque double glaze window over looking rear aspect.

Separate W.C

Opaque double glazed window over looking rear aspect.

Outside

Garage/ Workshop

25' 2" x 7' 8" (7.67m x 2.34m) With up and over metal door. Light and power. Opaque window over looking side aspect and further window over looking rear aspect. Casement door leading to rear garden.

To The Front

Tarmac drive way providing off street parking. Garden mainly laid to lawn with fence and hedge borders. Storm porch with red tiled flooring. Outside light point.

To The Rear

South facing garden mainly laid to lawn with flower bed borders and wooden fence and hedge boundaries. Flower bed borders. Wooden garden shed. Paved patio area. Outside tap point.











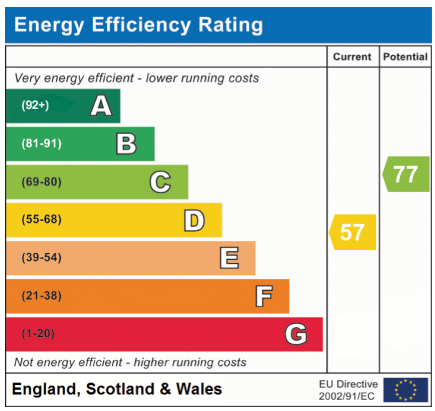


Approximate Gross Internal Area
Ground Floor = 68.1 sq m / 733 sq ft (Including Garage)
First Floor = 47.3 sq m / 509 sq ft
Shed = 4.4 sq m / 47 sq ft
Total = 119.8 sq m / 1,289 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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