

rodgers  
estate agents



**Ashlea Road**  
Chalfont St Peter, Buckinghamshire, SL9 8NY





## £1,075,000 Freehold

A beautifully presented detached family home, situated in a popular cul-de-sac between Gerrards Cross and Chalfont St. Peter village centres with easy access to the Chiltern Line station at Gerrards Cross. The accommodation provided is both bright and well proportioned with a superb living room having a high vaulted ceiling and a feature kitchen/dining/ family area at the rear with doors leading out to the patio and garden. The accommodation comprises of an entrance hall, cloakroom, study, four bedrooms, master with en suite and a bathroom. Further features include gas central heating, double glazing a southerly facing rear garden, off street parking for two cars and a double garage. VIEWING BY APPOINTMENT FROM 9th JULY.

### Entrance Hall

Modern front door with double glazed opaque window to side over looking front aspect. Quality wood flooring. Cloaks cupboard. Wall alarm keypad. Upright radiator. Coved ceiling. Down lighters. Stairs leading to half landing.

### Cloakroom

Fully tiled with a modern white suite comprising low flush w.c and circular wash basin with mixer tap and shelf under. Upright radiator. Tiled floor. Down lighters. Double glazed opaque window over looking side aspect.

### Living Room

18' 3" x 12' 4" (5.56m x 3.76m) Vaulted ceiling with remote Velux windows and blinds and further double glazed windows over looking side and front aspects. A feature fireplace with grey pebble effect inset gas fire. Down lighters. Coved ceiling. Radiator.

### Study

7' 11" x 7' 7" (2.41m x 2.31m) Quality wood flooring. Down lighters. Radiator. Double glazed window over looking front aspect.

### HALF LANDING

### Kitchen/Diner/ Family Area

37' 2" x 12' 9" (11.33m x 3.89m) A real feature entertaining/ living area with feature vaulted ceiling with remote electric Velux roof windows and blinds. The kitchen area is extremely well fitted with high gloss wall and base units. Granite worksurfaces and splashbacks with inset one and a half bowl stainless steel sink unit with mixer tap and drainer. Central island with granite worksurface and drawer units under. Fitted five ring electric stove with oven and extractor hood over. Built in combo-oven/ microwave with additional warming drawer below. Integrated dishwasher. Built in large capacity full height fridge. Built in large capacity full height freezer. Built in wine cooler. Built in full height larder. Down lighters. The whole room has a quality porcelain tiled floor with full underfloor insulation and has two double glazed windows over looking the rear aspect and a concertina double glazed bifold doors with remote electric blinds opening out onto the patio area. Radiator and a further upright radiator. Casement door with double glazed casement door. Door to:



## Utility Room

Fitted with a range of wall and base units, Worksurface with splashback with an inset stainless steel sink unit with mixer tap. Plumbed for washing machine and dryer. Down lighters. Radiator.

## Bedroom 4/ Family Room

12' 11" x 11' 3" (3.94m x 3.43m) Double glazed French doors leading to the garden with double glazed windows either side, Coved ceiling. Down lighters. Built in display unit with glass fronts. Radiator,

## HALF LANDING

### Bedroom 3

13' 2" x 7' 10" (4.01m x 2.39m) Full wall length built in wardrobes. Radiator. Double glazed window over looking front aspect.

### Bathroom

Fully tiled with a modern white suite comprising panel bath with mixer tap, w.c, wash basin with mixer tap, and walk in shower. Down lighters. Access to loft space. Heated chrome towel rail. Opaque double glazed window over looking side aspect.

## FIRST FLOOR LANDING

### Landing

Access to loft space. Airing cupboard with Mega flow tank and airing cupboard. Radiator. Double glazed window over looking side aspect.

### Bedroom 1

16' 0" x 9' 10" (4.88m x 3.00m) Full wall length built in double wardrobes. Radiator. Down lighters. Double glazed window over looking rear aspect. .Door to:

### En-suite Shower Room

Fully tiled with a white suite incorporating walk in shower unit, Vitra combined bidet and w.c and wash hand basin with drawer and cupboard units under. Heated chrome towel rail. Expel air. Opaque double glazed window over looking side side aspect,

### Bedroom Two

13' 4" x 9' 10" (4.06m x 3.00m) Full wall length slide robs with part mirrored fronts. Radiator. Double glazed windows over looking front and rear aspects.

## OUTSIDE

### Garage

18' 9" x 16' 4" (5.71m x 4.98m) Double detached garage with electric roller shutter doors. Light and power. Under eaves storage space.

### To Ther Front

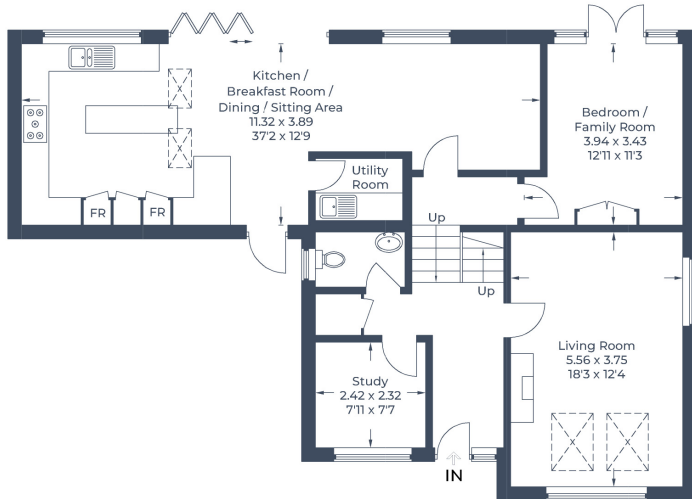
Garden mainly laid to lawn with flower bed borders. Quality flag stone paved pathway leading to storm porch and front door. Outside light points. Tarmac driveway providing off street parking for two cars.

### To The Rear

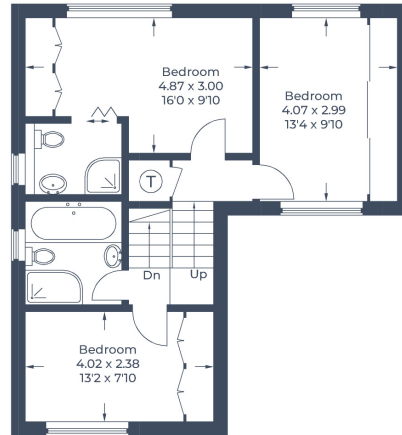
A spectacular and delightful secluded and private south west facing terraced garden with a wide variety of shrubs, plants and trees. With quality hard landscaping, directly to the rear of the house is a quality flag stone paved patio surrounded by brick retaining walls with flower bed borders. The wide steps leading from the patio area bring you to the next level which has wooden decking with wooden balustrade hand rail and further flower bed borders. The garden has wooden fence boundaries. Pedestrian side access with wooden gate. Outside light points. Outside tap.



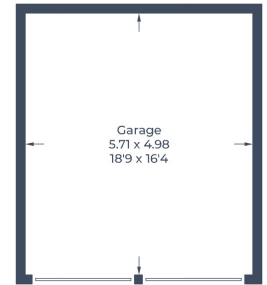
Approximate Gross Internal Area  
 Ground Floor = 99.8 sq m / 1,074 sq ft  
 First Floor = 52.1 sq m / 561 sq ft  
 Garage = 28.2 sq m / 303 sq ft  
 Total = 180.1 sq m / 1,938 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for David Cooper



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. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333