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estate agents



Sandy Rise
Chalfont St Peter, Buckinghamshire, SL9 9TR



£595,000 Freehold

In need of complete modernisation and renovation, a semi detached house situated on the much sought after Chalfont Heights private estate. The house, which is within easy walking distance of the village with all its amenities and excellent schools, is situated well back from the road on a good size corner plot and has great scope to extend, subject to the usual planning permissions. Gerrards Cross Village, with its Chiltern Line train station to London Marylebone, is approximately 1.3 miles away. The present accommodation on the ground floor comprises an entrance hall, cloakroom, lounge, dining room, kitchen and conservatory. On the first floor there are three bedrooms, a bathroom and separate WC. Detached double garage. Gardens. Off street parking for several cars.

Entrance Porch

7' 3" x 2' 10" (2.21m x 0.86m) Modern UPVC front door with ornate leaded light double glazed glass inset with window either side. Archway to:

Entrance Hall

Radiator. Under stairs cupboard housing gas and electric meters. Double glazed window over looking side aspect. Double glazed windows looking into entrance porch. Stairs leading to first floor and landing.

Cloakroom

W.C. Double glazed opaque window over looking side aspect.

Lounge

12' 2" x 12' 0" (3.71m x 3.66m) Fireplace. Hanging picture rail. Radiator. Sliding double glazed patio door leading to the conservatory.

Dining Room

13' 0" x 10' 7" (3.96m x 3.23m) Fireplace. Hanging picture rail. Service hatch to kitchen. Radiator. Sliding double glazed patio doors leading to the rear.

Conservatory

11' 2" x 8' 0" (3.40m x 2.44m) Casement doors with double glazed glass insets leading to front.

Kitchen

13' 6" x 8' 11" (4.11m x 2.72m) Double glazed window over looking side aspect. Casement door with double glazed glass inset leading to rear.

First Floor

Landing

Access to loft. Airing cupboard with cylinder. Hanging picture rail. Double glazed window over looking side aspect.

Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m) Built in wardrobe. Hanging picture rail. Radiator. Double glazed window over looking front aspect.

Bedroom 2

13' 0" x 10' 8" (3.96m x 3.25m) Built in wardrobe. Hanging picture rail. Radiator. Double glazed window over looking rear aspect.

Bedroom 3

8' 1" x 7' 4" (2.46m x 2.24m) Built in wardrobe. Radiator. Double aspect room with double glazed windows over looking front aspect.

Bathroom

Opaque double glazed window over looking rear aspect.

Separate W.C

W.C. Opaque double glazed window over looking side aspect.

Outside

Double Detached Garage

19' 11" x 13' 2" (6.07m x 4.01m) Up and over electric metal door. Two double glazed windows. Pedestrian side door. Light and power.

To The Front & Side

Long tarmac drive providing off street parking for several cars. Lawn area with hedging and a wide variety of shrubs and mature trees and bushes. Wooden garden shed.

To The Rear

Pedestrian side access. Garden area.

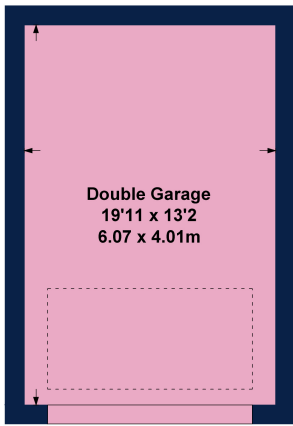
Disclaimer

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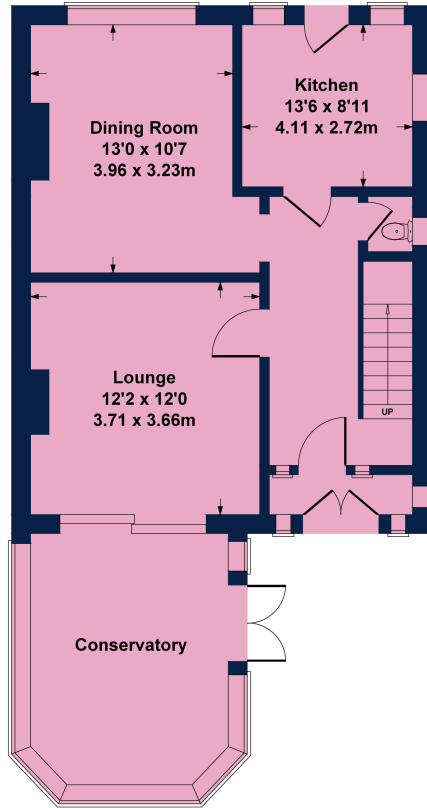


Rocklands

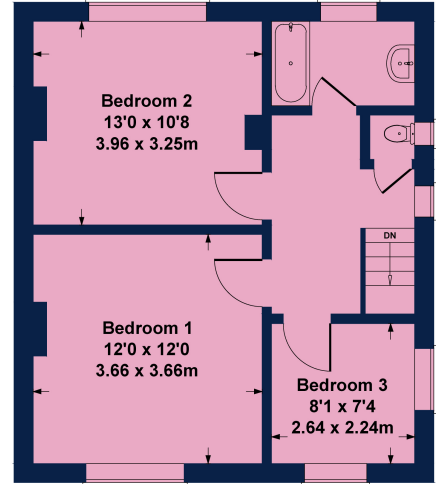
Approximate Gross Internal Area
 Ground Floor = 60.9 sq m / 656 sq ft
 First Floor = 43.0 sq m / 463 sq ft
 Garage = 24.3 sq m / 262 sq ft
 Total = 128.2 sq m / 1381 sq ft



Garage



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2024
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 76 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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