

rodgers
estate agents



Llanbury Close

Chalfont St Peter, Buckinghamshire, SL9 0DF



£960,000 Freehold

Entrance Hall

Wooden front door with opaque leaded light glass inset. Solid oak floor. Coved ceiling. Under stairs cupboards. Burglar alarm console. Central heating thermostat. Stairs leading to first floor and landing. Radiator with shelf over, Double glazed leaded light window over looking front aspect.

Cloakroom

Modern suite incorporating w.c and circular wash basin with mixer tap and mosaic tiled splashback set into timber work top with cupboard unit under. Coved ceiling. Down lighter. Tiled floor. Radiator. Opaque leaded light double glazed window over looking rear aspect.

Living Room

18' 10" x 13' 9" (5.74m x 4.19m) Triple aspect room with feature double glazed bay window over looking front aspect and further double glazed windows over looking side and rear aspects. Hole in the wall white marble fireplace with remote controlled pebble gas fire. Wiring set into wall for flat screen television and surround sound speaker system. Solid oak flooring. Radiator. Coved ceiling. Double casement doors with leaded light glass insets leading to patio and garden. .

Dining Room

12' 10" x 11' 6" (3.91m x 3.51m) Coved ceiling. Radiator. Double glazed leaded light window over looking rear aspect.

Study

9' 9" x 8' 7" (2.97m x 2.62m) Wood flooring. Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Kitchen/ Breakfastroom

15' 7" x 9' 10" (4.75m x 3.00m) A double aspect room with double glazed windows over looking side and front aspects. Well fitted with a range of wall and base units with hidden lighting. Work top surfaces. One and a half bowl Franke sink unit with mixer tap and drainer. Fitted four ring gas hob with extractor hood over. Built in electric oven and grill. Plumbed for dishwasher. Peninsular bar with fitted breakfast table, seating four persons. Coved ceiling. Tiled floor. Radiator. Sliding wooden door to garage. Radiator. . NB We are informed by the vendor that there is Planning Permission for a utility extension, and to convert the kitchen and dining room to one through room.

First Floor

Landing

"L" shaped with airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Radiator. Two opaque double glazed leaded light windows over looking rear aspect.

Bedroom 1

11' 6" x 11' 2" (3.51m x 3.40m) Two double built in wardrobes. Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect. Door to:

En Suite Shower Room

Partly tiled with a modern white suite incorporating corner shower unit with glass screen and multi-jet power shower, w.c, bidet and wash hand basin with mixer tap set into vanity unit with cupboard units and shelving under. Heated towel rail. Coved ceiling. Down lighters. Extractor fan. Tiled floor with under floor heating. Opaque double glazed leaded light window over looking rear aspect.

Bedroom 2

14' 10" x 8' 2" (4.52m x 2.49m) Built in double wardrobe with shelving. Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 3

14' 10" x 7' 1" (4.52m x 2.16m) Built in double wardrobe with shelving. Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 4

9' 2" x 7' 9" (2.79m x 2.36m) Access to loft Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect.

Bathroom

Majority tiled with a modern suite incorporating multi-jet spa bath with wall mounted power shower over with glass screen, wash hand basin with mixer taps and w.c. Down lighters. Tiled floor with under floor heating. Extractor fan. Radiator. Opaque leaded light double glazed window over looking rear aspect.

Outside

Double Garage

18' 0" x 17' 5" (5.49m x 5.31m) Remote control electric up and over door. Power and light. Plumbed for washing machine. Ideal Mexico Stelrad Group gas boiler. Water softener. Access to loft space. Sliding door providing access to kitchen/breakfast room. Double glazed leaded light window over looking rear aspect. Casement door with double glazed leaded light glass inset leading to rear garden.

To The Front

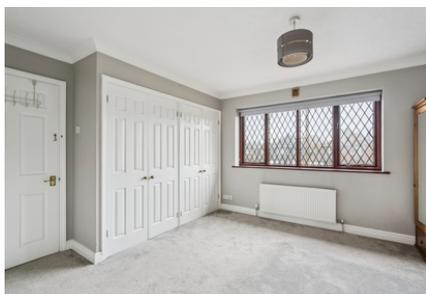
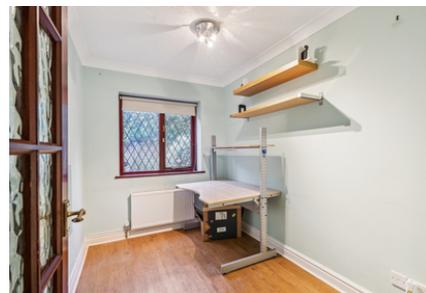
Tarmacadam driveway providing off road parking for several cars. Brick built pillars and walls. Outside light point. Flower and shrub beds.

To The Side

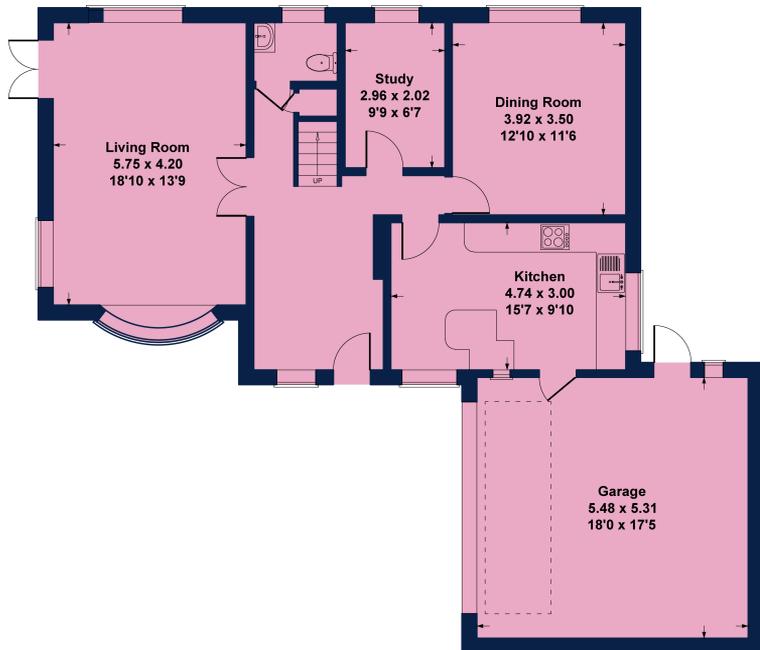
A private and secluded south westerly facing garden mainly laid to lawn with brick wall and wooden fence borders. Paved patio area. Shingle pathway with paving stones. Flower and shrub borders, Mature trees, Hedging. Outside light point. Pedestrian side wooden gate.

To The Rear

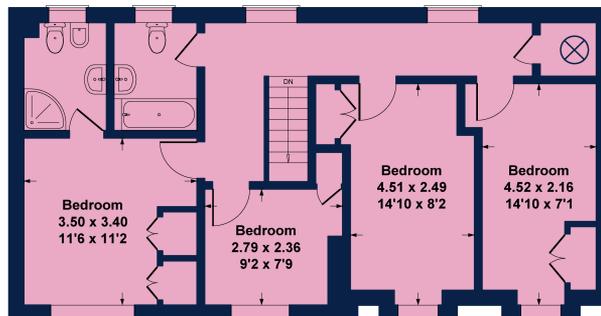
Timber garden shed, Outside tap and watering system. Outside light points. Mature trees and fruit trees. Shingle pathway with paving stones. Flagstone patio area. Outside light point,



8 Llanbury Close
Approximate Gross Internal Area
Ground Floor = 77.1 sq m / 830 sq ft
First Floor = 65.5 sq m / 705 sq ft
Garage = 29.0 sq m / 312 sq ft
Total = 171.6 sq m / 1847 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2026
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. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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**