

rodgers
estate agents



Highlands Lane
Chalfont St Peter, Buckinghamshire, SL9 0DL



£835,000 Freehold

Rodgers Estate Agents are delighted to offer to the market this bright and spacious, extended, detached house, situated in this hugely popular, family friendly location, within easy reach of the Village with all its amenities and excellent schools. There is a great flow to the interior making this a truly wonderful family home that is also ideal for entertaining. The ground floor comprises an entrance hall, an impressive open plan kitchen/breakfast/living area, a family room and a utility room and cloakroom. On the first floor there are four bedrooms, a wet room/shower ensuite to the master and a family bathroom. The rear garden boasts a sunny south westerly orientation and the patio area presents the perfect area to enjoy the sun and al fresco dining. Further features include gas central heating, double glazing, a double length garage and off street parking for several cars.

Entrance Hall

UPVC front door with opaque glass insets. Double glazed window overlooking front aspect. Stairs leading to first floor and landing. Door to living area. Door to:

Kitchen/Breakfast Room

16' 11" x 12' 9" (5.16m x 3.89m) An impressive open plan area extremely well fitted with wall and base units. Work surfaces with splash backs. Stainless steel one and a half bowl sink unit with mixer tap. Feature central island unit with oak top and cupboards under. Fitted four ring Bosch hob with stainless steel extractor hood over. Built in double oven. Fitted dishwasher. Fitted microwave and concealed fridge and freezer. Velux roof light. Downlighters. TV point. Double glazed window overlooking front aspect. Access to the front and rear of the property. Access to the double length garage. Access to:

Living Area

18' 3" x 13' 9" (5.56m x 4.19m) With feature stone fireplace with gas coal effect fire. TV point. Two radiators. Double glazed window overlooking side aspect. Two radiators. Two casement doors with double glazed glass insets leading to the rear garden. Door to:

Family Room

15' 3" x 15' 1" (4.65m x 4.60m) Coved ceiling. Two radiators. Double glazed window overlooking rear aspect. Double doors with double glazed glass insets leading to rear garden. Door to:

Utility Room

Plumbed for washing machine. Wash hand basin. Leading to:

Cloakroom

Low level WC. Window overlooking front aspect.

First Floor

Landing

Access to loft. Three windows overlooking side aspect. Radiator.

Bedroom 1

15' 0" x 11' 3" (4.57m x 3.43m) Double aspect room with double glazed windows overlooking side and rear aspects. Two radiators.

En Suite Wet Room

Fully tiled with glazed door, low flush WC with concealed cistern and wash basin with mixer tap.

Bedroom 2

13' 1" x 10' 1" (3.99m x 3.07m) Double fitted wardrobe/storage cupboard. Radiator. Double glazed window overlooking rear aspect.

Bedroom 3

12' 1" x 9' 8" (3.68m x 2.95m) Double aspect room with double glazed windows overlooking front and side aspects. Down lighters. Radiator.

Bedroom 4

9' 9" x 8' 6" (2.97m x 2.59m) Radiator. Double glazed window overlooking side aspect.

Bathroom

9' 4" x 5' 11" (2.84m x 1.80m) Fully tiled with a white suite incorporating bath with mixer tap and shower attachment, WC, and wash hand basin with cupboard under. Airing cupboard with Glow Worm wall mounted gas central heating boiler unit and lagged cylinder. Chrome heated towel rail. Opaque double glazed window overlooking front aspect. Door to bedroom 3.

Outside

Garage

32' 4" x 8' 2" (9.86m x 2.49m) Double length with metal up and over door. Light and power. Pedestrian door with glass inset leading to rear. Window overlooking rear aspect.

To The Front

Block paved driveway providing off street parking for several cars. Brick retaining wall. Outside tap. Wooden storage shed.

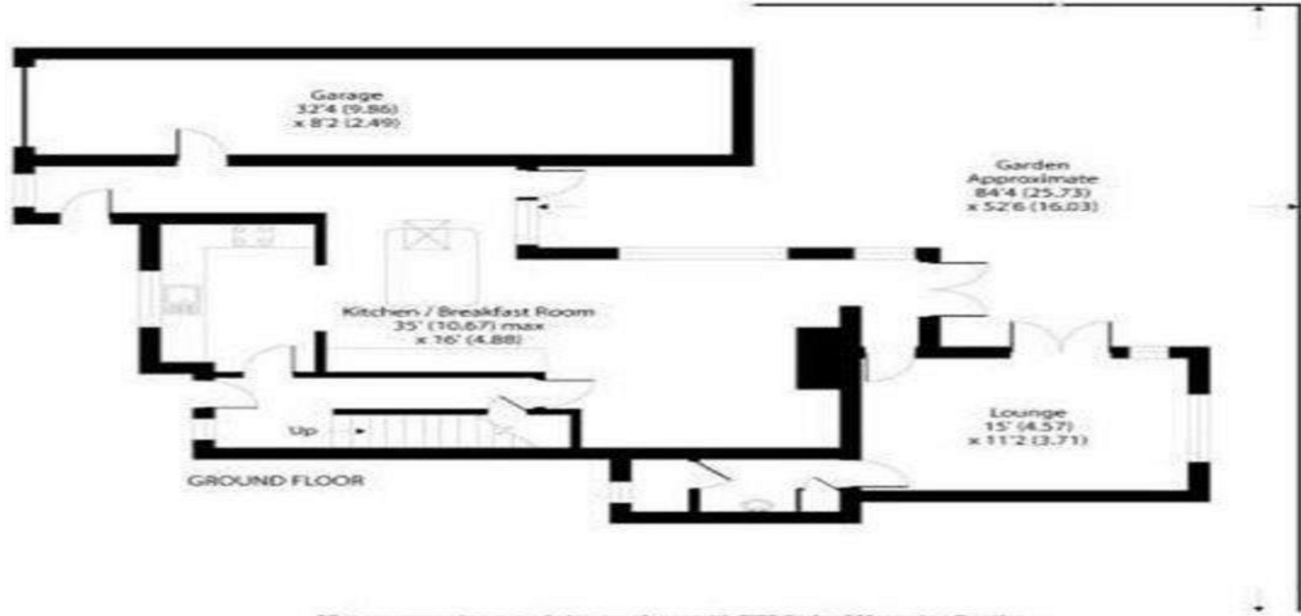
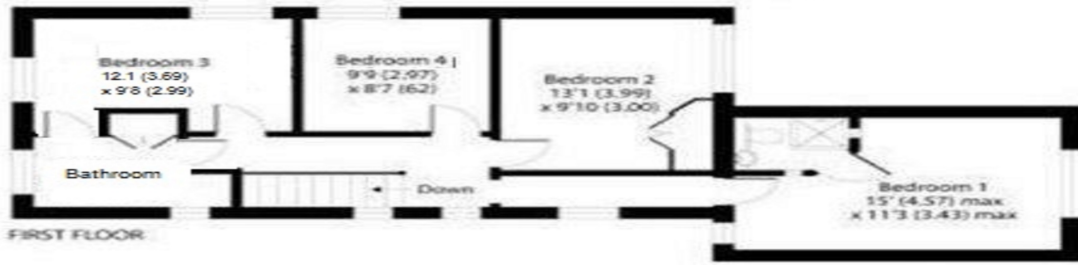
To The Rear

The rear garden of the property opens immediately onto a paved patio leading to an area principally laid out to lawn with shrub borders. Wooden fence and hedge boundaries. Ornamental fish pond. Outside tap. Timber garden shed.



Highlands Lane, Chalfont St. Peter, Gerrards Cross, SL9 0DL

Main house gross internal area = 1603 sq ft / 148.9 sq m
 Garage gross internal area = 264 sq ft / 24.5 sq m
 Total gross internal area = 1867 sq ft / 173.4 sq m



All measurements are made in accordance withRICS Code of Measuring Practice which are approximate and only for illustrative purposes.



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		79
(55-68)	D	62	
(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@roddersestates.com

harefield@roddersestates.com