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estate agents



**Highlands Lane**  
Chalfont St Peter, Buckinghamshire, SL9 0DL



## £769,000 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

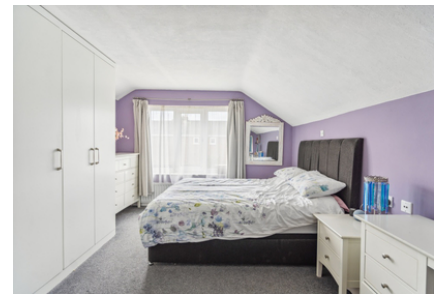
32' 4" x 8' 2" (9.86m x 2.49m) Double length with metal up and over door. Light and power. Pedestrian door with glass inset leading to rear. Window overlooking rear aspect.

#### To The Front

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

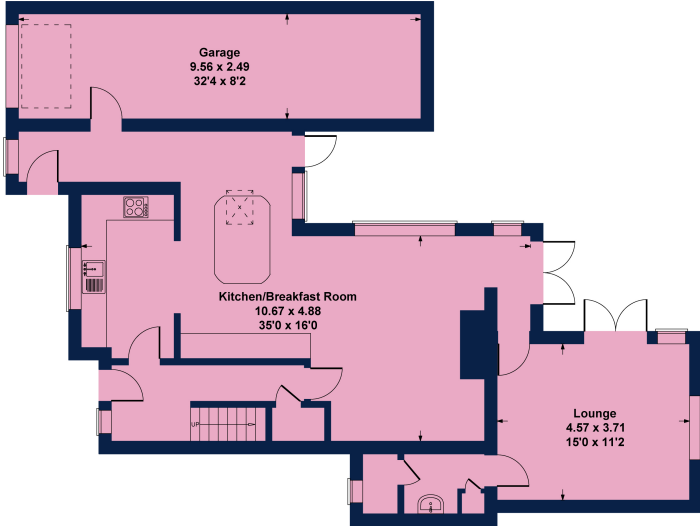
#### To The Rear

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.

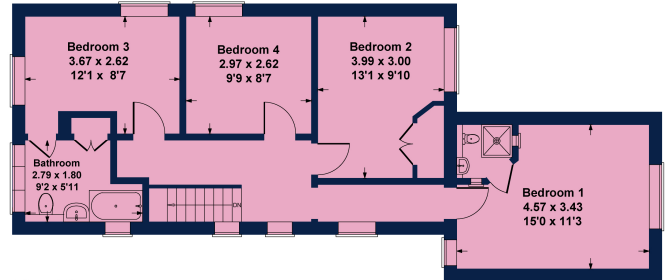


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Approximate Gross Internal Area  
 Ground Floor = 84.0 sq m / 904 sq ft  
 First Floor = 64.9 sq m / 699 sq ft  
 Garage = 24.5 sq m / 264 sq ft  
 Total = 173.4sq m / 1867 sq ft



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>62</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	

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