

rodgers  
estate agents



**Hillfield Road**  
Chalfont St Peter, Buckinghamshire, SL9 0DU





## £1,250,000 Freehold

With far reaching views over the village from the first and second floors, an extended detached house, built on a corner plot, originally built circa 1930, which has been modernised and updated and lovingly cared for by the owners and has all the attributes a prospective purchaser could possibly want. Originally there was a garage at the rear of the garden which could be reinstated. Situated within walking distance of the village centre with all its amenities and within easy reach of excellent schools and Gerrards Cross village and train station the property is ideally situated. The accommodation on the ground floor comprises of a cloakroom, lounge, dining room, family room and kitchen breakfast room. On the first floor there are five double bedrooms, the master and guest bedrooms have en suites and a family bathroom. A loft room on the second floor completes the accommodation. Further features include gas central heating, double glazing, off street parking for several cars, an integral double garage and a rear garden.

### Entrance Porch

Enclose porch with UPVC front door with double glazed glass insets and double glazed windows either side. Tiled floor. Radiator. Wooden front door with opaque glass inset with windows either side leading to:.

### Entrance Hall

Quality wood flooring. Under stairs cupboard. Cloaks cupboard. Coved ceiling. Stairs leading to first floor and landing. Fitted shelving. Two radiators.

### Sitting Room

18'5" x 12'0" (5.61m x 3.66m) Double aspect room with double casement doors with double glazed glass insets with double glazed windows either side leading to rear and a double glazed bay window over looking side aspect. Feature fireplace with wooden mantle and marble inset and hearth with coal effect fire. Dado rail. Coved ceiling. Dimmer switch. Radiator.

### Dining Room

14'4" x 14'0" (4.37m x 4.27m) Double aspect room with a double glazed bay window over looking front aspect and double glazed window over looking side aspect. Feature fireplace with wooden mantle and marble inset and hearth with coal effect fire. Coved ceiling. Dimmer switches. Radiator.

### Family Room

13'11" x 10'0" (4.24m x 3.05m) Quality wood flooring. Coved ceiling. Fitted shelving. Radiator. Casement door with double glazed glass insets leading to rear. Double glazed window over looking rear aspect. Archway to:

### Kitchen/ Breakfast Room

18'3" x 17'0" (5.56m x 5.18m) Double aspect room with double glazed windows over looking rear and side aspects. Well fitted with wall and base units. Black granite worksurfaces with splash backs and inset one a half bowl stainless steel sink unit with mixer tap. Central island with black granite worktop with cupboards and drawer units under. Built in fitted oven and grill. Four ring electric hob with expel air over. Built in fridge/ freezer. Down lighters. Coved ceiling. Radiator. Door to inner hallway and archway to:

### Utility Room

Fitted with wall and base units. Black granite worksurfaces with Butler sink with mixer tap. Plumbed for washing machine. Coved ceiling. Down lighters. Radiator. Double glazed window. UPVC door with double glazed glass insets leading to rear.

### Inner Lobby

Large storage cupboard. Door to integral garage and door to:

### Cloakroom

White suite incorporating w.c and wash hand basin with mixer tap. Radiator. Expel air. Dado rail. Opaque double glazed window over looking side aspect.

### First Floor

#### Landing

Return staircase leading to second floor.

**Bedroom 1**

17'2" x 13'8" (5.23m x 4.17m) Two built in wardrobes. Airing cupboard with lagged cylinder and slatted shelving. Three radiators. Double glazed window over looking front aspect. Door to:

**En Suite Bathroom**

Partly tiled with a white suite incorporating bath with mixer tap and shower attachment, walk in fully tiled shower, w.c and wash and basin with mixer tap. Shaver's point. Expel air. Down lighters. Heated towel rail. Opaque double glazed window over looking side aspect.

**Bedroom 2**

14'8" x 12'0" (4.47m x 3.66m) Two built in wardrobes. Walk in wardrobe. Under eaves storage cupboard. Fitted shelving. Down lighters. Radiator. Double glazed window over looking rear aspect. Door to:

**En Suite Shower Room**

White suite incorporating walk in fully tiled shower, w.c and wash hand basin with mixer tap and cupboard under. Down lighters. Expel air. .Heated towel rail.

**Bedroom 3**

14'4" x 12'0" (4.37m x 3.66m) Double fitted wardrobe with shelving. Fitted desk with drawer units and shelving. Coved ceiling. Radiator. Double glazed window over looking front aspect.

**Bedroom 4**

12' 1" x 12' 1" (3.68m x 3.68m) Double aspect room with double glazed windows over looking side and rear aspects. Fitted double wardrobe. Desk unit. Fitted shelving. Hanging picture rail. Radiator.

**Bedroom 5**

13'0" x 10'0" ( 3.96m x 3.05m) Fitted double wardrobe. Coved ceiling. Radiator. Double glazed window over looking rear aspect.

**Bathroom**

White suite incorporating corner bath with mixer tap and shower attachment, walk in fully tiled shower, w.c and wash and basin with mixer tap. Expel air. Tiled floor. Down lighters. Radiator. Heated towel rail. Opaque double glazed window over looking front aspect.

**Second Floor**

**Lobby**

Velux roof light. Door to attic room and to:

**Loft Room**

14'10" x 11'6" (4.52m x 3.51m) Under eaves storage. Velux roof lights.

**Attic Room**

Light and power. Boarded.

**Outside**

**Double Garage**

19' 1" x 17' 2" (5.82m x 5.23m) Integral garage with an electric roller shutter door. Wall mounted central hating boiler unit. Water softener. Light and power. Double glazed window over looking side aspect.

**To The Front**

Area laid to lawn with flower bed borders. Wooden fence and hedge boundaries. . Tarmac driveway providing off street parking for several cars. Outside light point.

**To The Rear**

Paved patio with brick retaining wall and steps leading up to lawn with hedge, wooden fence and wall boundaries. Four outside wall light points. Pedestrian side access with wooden gate. Further pedestrian gate onto Hillfield Square. .





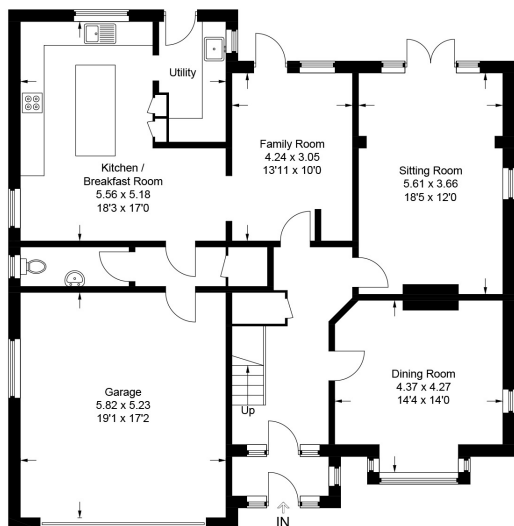
# Approximate Gross Internal Area (Including Garage)

Ground Floor = 136.4 sq m / 1,468 sq ft

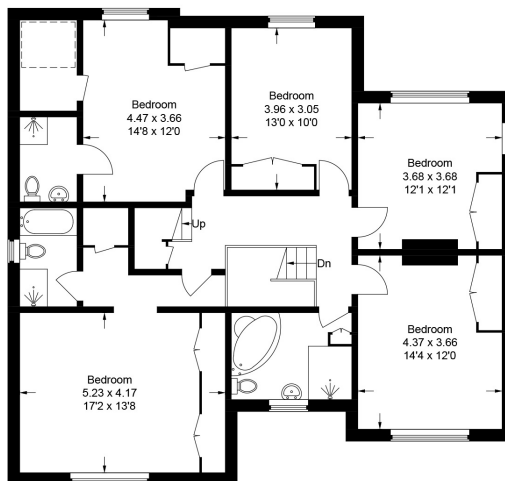
First Floor = 120.6 sq m / 1,298 sq ft

Second Floor = 25.1 sq m / 270 sq ft

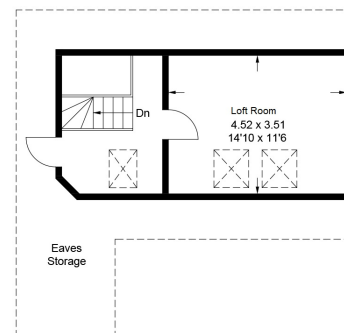
Total = 282.1 sq m / 3,036 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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