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## Hill Rise

Chalfont St Peter, Buckinghamshire, SL9 9BQ





## £1,100,000 Freehold

n attractive detached house, which is chain free and situated on a highly desirable, quiet private road. It is within easy walking distance of the shops in Chalfont St Peter village, and about a mile from Gerrards Cross train station, then only half an hour's commute to Marylebone. This house has great scope to extend, subject to planning permission, and is a rare opportunity to purchase a lovely family home that is within the catchment area of several top grammar schools, including Dr Challoner's boy's and girl's schools, Beaconsfield High School for girls and Chesham Grammar School (mixed). The accommodation on the ground floor comprises an entrance hall, cloakroom, living room, dining room, study and a kitchen/breakfast room. On the first floor there are four bedrooms and a family bathroom, plus the master bedroom has an en suite shower room. Further features include gas central heating, a large front drive, an attached double garage and a south westerly facing mature rear garden.

### Entrance Hall

Wooden front door with semi circular clear glass inset. Two opaque windows over looking front aspect. Coved ceiling. Wall thermostat control. Radiator. Staircase leading to first floor and landing.

### Cloakroom

White suite incorporating WC and wash hand basin with mixer tap and tiled splash back. Coved ceiling. Radiator. Opaque window overlooking front aspect. .

### Living Room

17' 11" x 12' 11" (5.46m x 3.94m) Feature sandstone fireplace with gas coal effect fire. Coved ceiling. Four wall light points. Window overlooking rear aspect. Radiator. Sliding double glazed patio doors leading to rear. Casement doors with clear glass insets leading to:

### Dining Room

12' 11" x 9' 9" (3.94m x 2.97m) Wood flooring. Wall light point. Coved ceiling. Radiator. Bay window overlooking front aspect.

### Study

10' 1" x 8' 2" (3.07m x 2.49m) Wood flooring. Coved ceiling. Radiator. Bay window overlooking front aspect.

### Kitchen/ Breakfast Room

16' 5" x 12' 11" (5.00m x 3.94m) Double aspect room with windows over looking side and rear. Well fitted with high gloss white wall and base units. Granite worksurfaces with tiling over. One and a half bowl stainless steel sink unit with mixer tap and drainer. Built in oven and grill. Central island with granite worktop with four ring gas hob with extractor hood over and drawer and cupboard units under. Coved ceiling. Plumbed for dishwasher and washing machine. Space for American style fridge/ freezer. Large pantry cupboard. Radiator. Casement door with clear glass inset leading to side access.

## First Floor

### Landing

Access to loft. Large storage cupboard. Coved ceiling. Radiator.

### Bedroom 1

17' 3" x 11' 9" (5.26m x 3.58m) Built in double wardrobe. Coved ceiling. Radiator. Window overlooking rear aspect. Door to:

### En Suite Shower Room

Fully tiled with a white suite incorporating walk in shower, WC, bidet and wash hand basin with cupboard units under. Downlighters. Heated chrome towel rail. Opaque window overlooking rear aspect.

### Bedroom 2

17' 3" x 9' 0" (5.26m x 2.74m) Double built in wardrobe. Coved ceiling. Radiator. Two windows overlooking front aspect.

### Bedroom 3

13' 7" x 10' 0" (4.14m x 3.05m) Double fitted wardrobe. Airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Radiator. Window overlooking front aspect.

### Bedroom 4

11' 0" max x 11' 0" max (3.35m x 3.35m) L shaped. Coved ceiling. Radiator. Window overlooking rear aspect.

### Bathroom

Half tiled with a white suite incorporating bath with mixer tap and shower attachment, WC, and wash hand basin with mixer tap. Shavers light and point. Radiator. Opaque window overlooking front aspect.

## Outside

### Garage

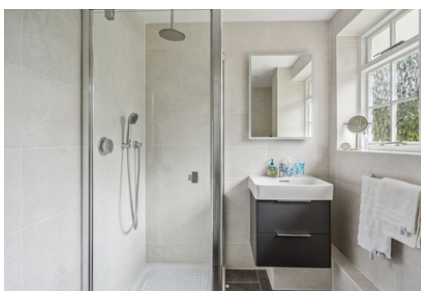
25' 5" x 18' 4" (7.75m x 5.59m) Attached double garage with electric up and over door. Window overlooking rear aspect. Casement door with clear glass insets to garden. Light and power.

### To The Front

Area laid to lawn with hedge and wooden fence boundaries. Tarmac driveway providing off street parking for several cars. Flowerbed borders. Mature coniferous trees. Storm porch with paved flagstones. Outside light point.

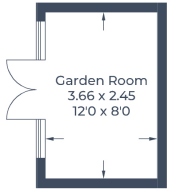
### To The Rear

South westerly facing garden mainly laid to lawn with hedge and fence boundaries. Paved patio area. Wooden garden room. Flowerbed borders. Wide variety of shrubs and plants. Mature coniferous tree. Outside tap point. Pedestrian side access with wooden gate.

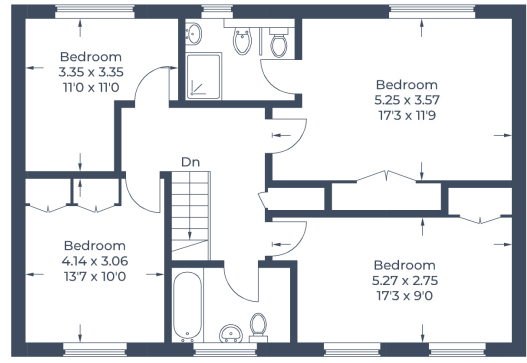
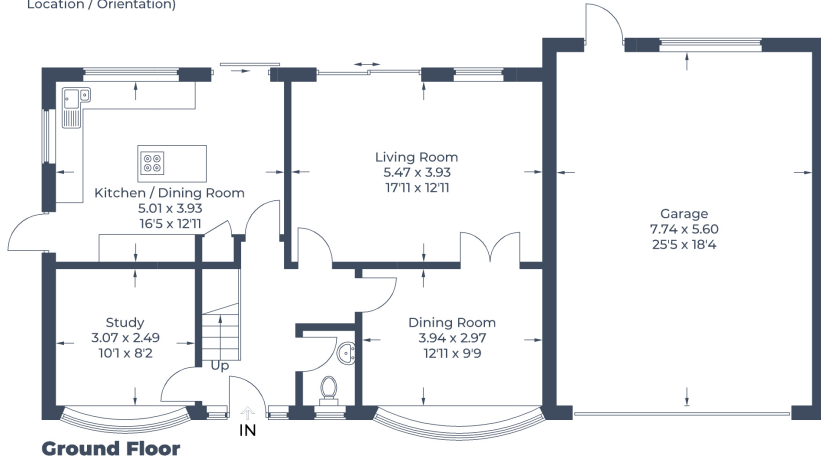




Approximate Gross Internal Area  
 Ground Floor = 76.4 sq m / 822 sq ft  
 First Floor = 75.6 sq m / 814 sq ft  
 Garage & Garden Room = 52.5 sq m / 565 sq ft  
 Total = 204.5 sq m / 2,201 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</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	

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com