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Garners Close

Chalfont St Peter, Buckinghamshire, SL9 0HB



£925,000 Freehold

With a glorious 150' rear garden, a well appointed detached property situated on a popular residential cul-de-sac on the Chalfont Common side of the village. Although in need of modernisation and updating, the property has great scope to extend, subject to the usual planning permissions, and would suit any family wishing to put their own stamp on a property. The accommodation on the ground floor comprises of an entrance hall, cloakroom, living/ dining room, study, sitting/ utility room and kitchen. On the first floor there is a galleried landing, four double bedrooms and a bathroom. Further features include gas central heating, double glazing, a detached garage with a store room behind and off-street parking for several cars. The property is within easy walking distance of Robertswood School and just over a mile from the village with all its amenities. Gerrards Cross village and train station with access to Marylebone are also within easy reach. No upper chain.

Entrance Hall

Wooden front door with opaque glass inset. Opaque windows overlooking front aspect. Cloaks cupboard. Coved ceiling. Radiator. Feature central staircase leading to first floor and landing.

Cloakroom

Fully tiled with a suite incorporating w.c and wash hand basin with cupboard under. Opaque double glazed window over looking front aspect.

Living/ Dining Room

29' 11" x 13' 1" (9.12m x 3.99m) Coved ceiling. Two radiators. Double glazed window over looking front aspect. Sliding double glazed patio doors leading to rear garden.

Study

16' 3" x 12' 8" (4.95m x 3.86m) Double aspect room with double glazed window over looking front aspect and opaque double glazed window over looking side aspect. Storage cupboard. Wall light point. Radiator.

Sitting/ Utility Room

19' 4" x 9' 11" (5.89m x 3.02m) Double aspect room with double glazed windows over looking rear. Radiator. Large storage cupboard. Utility area, partly tiled with radiator, wood panelling and coved ceiling. Plumbed for washing machine. Space for freezer. Archway to:

Kitchen

11' 8" x 10' 2" (3.56m x 3.10m) With fitted wall and base units. Worksurface with tiled splashback.. Double bowl stainless steel sink unit with mixer tap and drainer. Built in oven. Four ring electric hob. Space for fridge. Breakfast counter with cupboards under. Radiator. Double glazed window over looking rear aspect. Casement door with opaque double glazed glass inset leading to side.

First Floor

Galleried Landing

Airing cupboard with lagged cylinder and slatted shelving. Storage cupboard. Access to loft. Wall light point. Double glazed window over looking front aspect.

Bedroom 1

16' 9" x 14' 6" (5.11m x 4.42m) Fitted wardrobes. Under eaves storage. Four wall light points. Double glazed window over looking rear aspect.

Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m) Fitted wardrobes. Vanity unit with shelving. Covered ceiling. Double glazed window over looking rear aspect.

bedroom 3

12' 9" x 8' 0" (3.89m x 2.44m) Fitted wardrobe. Two wall light points. Double glazed window over looking front aspect

Bedroom 4

11' 1" x 8' 8" (3.38m x 2.64m) Covered ceiling. Double glazed window over looking front aspect.

Bathroom

Fully tiled with a suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin. Expel air. Radiator. Opaque double glazed window over looking rear aspect.

Outside

Garage

16' 10" x 9' 4" (5.13m x 2.84m) Wooden doors. Casement door to garden. Light and power.

Store Room

13' 9" x 9' 0" (4.19m x 2.74m) Double glass and metal casement doors. Window.

To The Front

Block paved driveway providing off street parking for several cars. Garden area mainly laid to lawn with flower bed borders. Wooden fence and hedge boundaries. Variety of shrubs and plants. Storm porch.

To The Side And Rear

To the side there are double wooden doors opening onto parking spaces with a covered car port with brick built pillars. . This in turn leads to the garden and garage. The garden is over 150' in length by circa 60' in width. It is mainly laid to lawn with hedge and fence boundaries. Variety of deciduous and coniferous trees. Paved patio area. Two wooden garden sheds. Greenhouse. Outside light point. Outside tap.



Approximate Gross Internal Area
 Ground Floor = 95.0 sq m / 1022 sq ft
 First Floor = 70.3 sq m / 757 sq ft
 Garage & Stores = 29.5 sq m / 317 sq ft
 Total = 194.8 sq m / 2096 sq ft



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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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