

rodgers  
estate agents



**Hill Farm Road**  
Chalfont St Peter, Buckinghamshire, SL9 0DE



## Offers in Excess of £700,000 Freehold

Set well back from the road, an extended link detached house situated in a cul de sac location on the Chalfont Common side of the Village. Although in need of some modernisation and updating, the property is in a clean and tidy condition throughout and an internal inspection is highly recommended to appreciate the size and the accommodation offered. The property is situated within easy reach of excellent schools and the Village centre with all its amenities. The accommodation on the ground floor comprises an entrance hall, cloakroom, lounge, dining area, family area, kitchen and utility area. On the first floor there are four good size bedrooms, a bathroom and separate shower room. Features include gas central heating, double glazing, off street parking for several cars, a double length garage with office, and over a 60' south westerly facing rear garden. NO UPPER CHAIN.

### Entrance Hall

Wooden front door with opaque glass insets. Opaque window. Large under stairs cupboard housing electric fuse board and electric meter. Return staircase leading to first floor and landing.

### Inner Hallway

Large storage cupboard with sliding doors.

### Cloakroom

Half tiled with a suite incorporating WC and wash hand basin. Wall mounted central heating boiler. Opaque double glazed window overlooking side aspect.

### Sitting Room

17' 0" x 11' 10" (5.18m x 3.61m) Double aspect room with double glazed windows overlooking front aspect and opaque double glazed window overlooking side aspect. Tiled fireplace. Two wall light points. Radiator.

### Dining Room/Family Room

20' 11" x 8' 6" (6.38m x 2.59m) Double glazed sliding patio doors leading to rear garden. Three wall light points. Service hatch to kitchen. Two radiators.

### Kitchen

10' 6" x 7' 11" (3.20m x 2.41m) Well fitted with wall and base units. Work surfaces with tiled splashbacks. Double drainer stainless steel sink unit with mixer tap. Space for dishwasher. Space for electric cooker. Radiator. Double glazed window overlooking rear aspect. Casement door with opaque glass inset, leading to covered side access.

### Utility Area

Work surface with plumbing for dish washer. Fitted cupboard unit.

## First Floor

### Landing

Double glazed opaque window overlooking side aspect. Access to loft.

### Bedroom 1

21' 3" x 10' 8" (6.48m x 3.25m) Walk in double wardrobe with sliding doors. Radiator. Double glazed window overlooking rear aspect.

### Bedroom 2

14' 8" x 10' 4" (4.47m x 3.15m) 14' 8" max x 10' 4" max (4.47m x 3.15m) Airing cupboard with lagged cylinder and slatted shelving, with sliding fronts. Radiator. Double glazed window overlooking rear aspect.

### Bedroom 3

12' 1" x 9' 1" (3.68m x 2.77m) Double aspect room with double glazed windows overlooking front and side aspects. Radiator.

### Bedroom 4

12' 1" x 7' 8" (3.68m x 2.34m) Double glazed window overlooking front aspect. Radiator.

### Bathroom

7' 11" x 7' 0" (2.41m x 2.13m) Half tiled with a suite incorporating bath, WC, and wash hand basin. Radiator. Opaque double glazed window overlooking side aspect.

### Shower Room

Fully tiled with walk in shower. Tiled floor. Heated towel rail.

## Outside

### Tandem Garage

27' 11" x 8' 4" (8.51m x 2.54m) Metal up and over door. Electric light and power. Double glazed window overlooking rear aspect. Pedestrian wooden side door.

### Front Garden

Driveway providing off road parking for several cars. Large lawn area.

### Rear Garden

Over 60' south westerly facing garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Flower bed borders. Wide variety of hedging, plants and shrubs. Outside tap point. Part covered side access with metal gate.

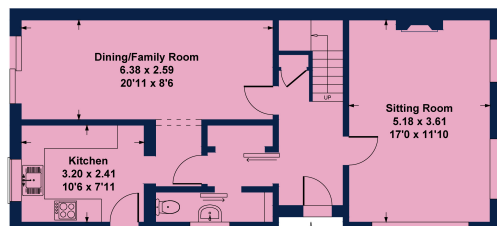


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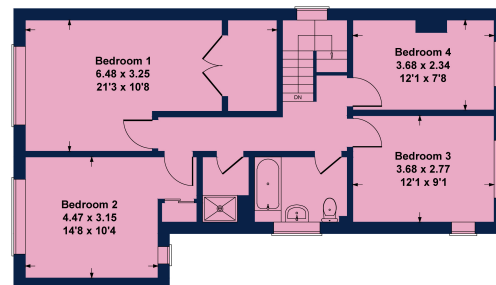
Approximate Gross Internal Area  
 Ground Floor = 63.4 sq m / 682 sq ft  
 First Floor = 69.2 sq m / 745 sq ft  
 Garage = 21.6 sq m / 233 sq ft  
 Total = 154.2 sq m / 1660 sq ft



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	81
(55-68)	<b>D</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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