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Hillfield Square
Chalfont St Peter, Buckinghamshire, SL9 0DY



£1,180,000 Freehold

With a wide south facing rear garden with views over the village, an extended detached house situated on a much sought after residential road. In lovely condition throughout, the property has further potential to extend subject to the usual planning permission. The accommodation on the ground floor comprises of an entrance hall, cloakroom, lounge, family room, kitchen/ dining room/ family area and a utility room. On the first floor there are four bedrooms, master with an en suite shower room and a family bathroom. Further features include gas central heating, double glazing, off street parking for several cars and a garage. The house is within easy walking distance of the Village and Robertswood School and within easy reach of further excellent schools. Gerrards Cross village and mainline train station is within easy reach providing access to London Marylebone in less than 30 minutes.

Entrance Hall

Wooden front door with ornate leaded light opaque glass insets. Opaque window over looking front aspect. Quality wood flooring. Under floor heating. Cupboard housing electric consumer unit and meter. Stairs leading to first floor and landing.

Cloakroom

Half tiled with a modern white suite incorporating low level w.c and circular wash hand basin set into glass shelf with mixer tap. Tiled floor. Down lighters. Expel air. Under stairs storage cupboard.

Living Room

Triple aspect "L" shaped room with double glazed windows over looking front, side aspect and rear and double casement doors with double glazed glass insets leading to rear. Feature open fireplace with cast iron arched surround, limestone mantle and surround and granite hearth. Quality wood flooring. , sitting area, double casement doors to decked terracing and garden. Three radiators with ornate covers.

Study

Feature hole in the wall fireplace with gas fire and glass front. Quality wood flooring. School house radiator. Double glazed window over looking front aspect.

Kitchen/ Dining Room/ Family area

The kitchen area is extremely well fitted with white high gloss wall and base units. Granite worksurfaces with coloured glass splash back with inset one and a half bowl stainless steel sink unit with Quooker boiling water tap. Central island with five ring gas hob with extractor hood over, cupboards and drawers under and a breakfast counter. . Built in oven and grill. Space for upright fridge/ freezer. Plumbed for dishwasher. Wine cooler. Quality tiled flooring. Under floor heating. Down lighters. Four wall light points. Feature roof lantern. Two sets of Origin Bi Fold doors leading out to patio. Door to:

Utility Room

Fitted with wall and base units with stainless steel sink unit with mixer tap set into work top. Fitted coats hanging and shelving. Plumbed for washing machine and dryer. Underfloor heating. Water softener. Down lighters. Door to garage. UPVC door with opaque double glazed glass inset leading to front. Opaque double glazed window over looking side aspect.

First Floor

Landing

With access to loft with pull down aluminium ladder and light. Large storage cupboard.

Bedroom 1

18' 0" x 10' 10" (5.49m x 3.30m) Built in wardrobes with mirrored concertina fronts. Radiator. Double glazed window over looking rear aspect. Door to::

En Suite Shower Room

Majority tiled with a white suite incorporating double width walk in shower with hand held microphone shower and rainfall shower head, w.c and "his" and "hers" wash hand basins with mixer taps. Shaver's point. Down lighters. Heated chrome towel rail. Tiled floor. Underfloor heating. Double glazed window over looking side aspect.

Bedroom 2

Dimmer switch. Radiator. Double glazed window over looking rear aspect.

Bedroom 3

Radiator. Double glazed window over looking front aspect.

Bedroom 4

Full wall length fitted wardrobes with concertina fronts. Radiator. Double glazed window over looking front aspect.

Bathroom

Majority tiled with a modern white suite with bath with mixer tap with hand held microphone shower attachment and wall shower unit, wash hand basin with mixer tap and low level w.c. Tiled floor. Under floor heating. Heated chrome towel rail. Shavers point. Double glazed window over looking side aspect.

Outside

Garage

17' 5" x 8' 8" (5.31m x 2.64m) With roller garage door. Light and power. Separate electricity line fitted for EV charging. UPVC casement door with double glazed glass inset leading to rear.

Front Garden

Shingle driveway with brick border providing off street parking for several cars. Lawn area with hedge borders. Large covered front porch with flagstone paving. Four exterior wall light points. Exterior plug point.

Rear Garden

The 90' south facing garden is approached by a raised flagstone paved terrace with steps that lead down to a gently sloping lawn with mature trees, shrubs and flower beds. The garden is well enclosed by hedging and wooden fences with an area to the side suitable for extension. Four outside wall light points. Outside tap. Pedestrian side access with double width wooden pedestrian gate.



Approximate Gross Internal Area
 Ground Floor = 118.3 sq m / 1,273 sq ft
 First Floor = 80.6 sq m / 867 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 214.1 sq m / 2,304 sq ft

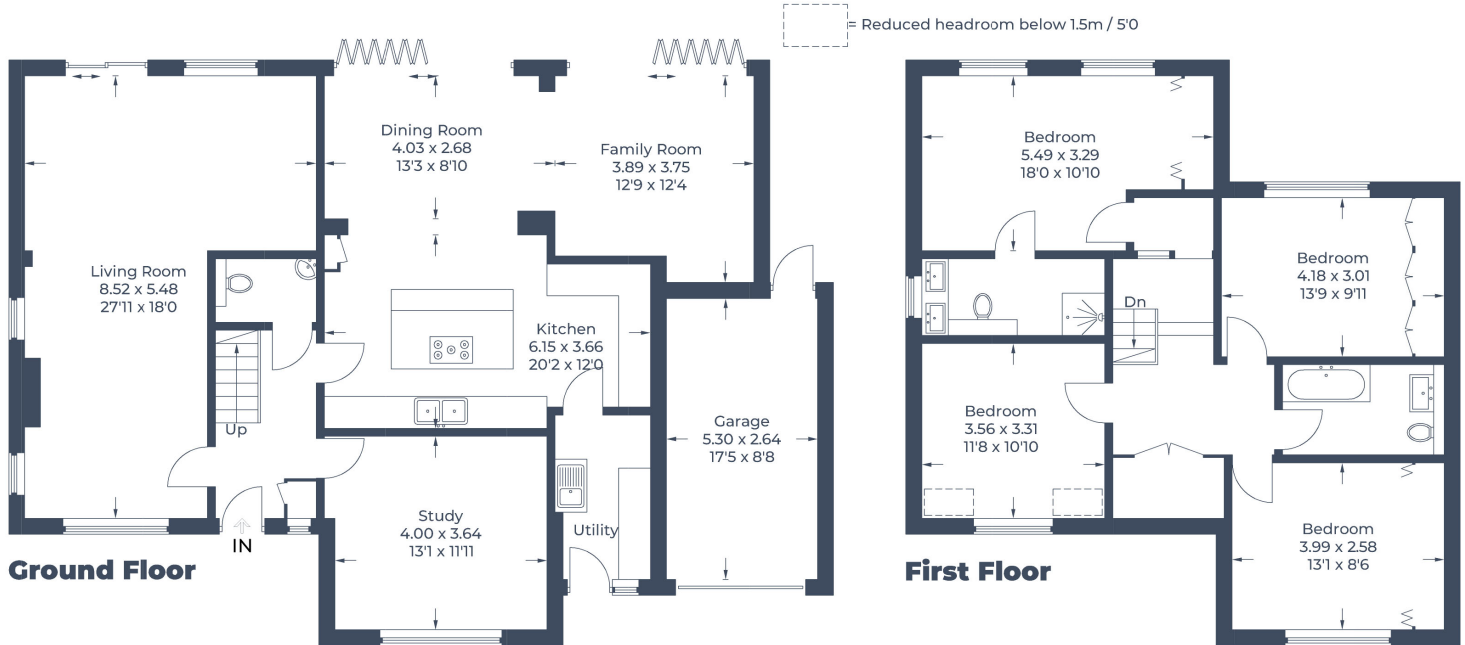


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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