

rodgers  
estate agents



**Lansdown Road**  
Chalfont St Peter, Buckinghamshire, SL9 9SP





## £650,000 Freehold

An absolutely stunning two double bedroom semi detached house with a cottage style exterior but showcasing a modern, stylish interior, with double glazed sash windows to the front and boasting a wonderful, modern, fully fitted open plan kitchen/dining/family room with bi-fold doors inset with integrated blinds, opening onto the beautiful sunny aspect rear garden with decked and patio areas in which to enjoy alfresco dining. Additionally the property has a spacious formal reception room, a family bathroom, and an ensuite shower room to the master bedroom. In the rear garden, as well as the decked and paved patio areas, and a delightful lawned area, is an amazing Garden Room, again with bi-fold doors with integrated blinds, a separate entrance to the side, a kitchenette and shower room and its own paved patio. To the front of the property is off street parking for two cars on a private resin bound drive. Situated within walking distance of the Village Centre, its shops, amenities and well renowned schools and brought to the market with **NO ONWARD CHAIN**, viewings are highly recommended to fully appreciate the amazing style and quality on offer, an opportunity not to be missed.

### Ground Floor

#### Entrance Lobby

Entrance is via a sealed unit front door with opaque glazed panels inset, opening into the Lobby area. Carpeted stairs rising to first floor and landing, with handrail. Doors off to Reception Room and to Kitchen/Family/Dining Room.

#### Reception Room

12' 11" x 12' 5" (3.94m x 3.78m). Sealed unit sash bay window overlooking the front of the property. Ceiling light point on dimmer switch. Raised skirting boards. Radiator. Feature open fire place with wooden mantle and surround, granite hearth and back. Wood laminate flooring. Two wall light points. Built in cupboard housing consumer unit and electric meter.

#### Family Bathroom

Fitted with a vanity unit mounted wash basin with twin taps, WC, and panel enclosed bath with chrome mixer tap and shower with over sized rain style shower head. Part tiled walls. Wood laminate flooring.

Wall mounted mirrored bathroom cabinet. Heated towel rail. Air vent.

#### Kitchen/Diner/Family Room

26' 9" x 13' 5" (8.15m x 4.09m).

Stunning open plan room with door to family bathroom. The kitchen is beautifully fitted with a range of white gloss base and eye level units, including soft closing drawers, and a huge expanse of marble work surfaces with marble splashbacks, inset with a five-ring gas hob, with electric oven beneath and stainless-steel extractor hood over, and with glass splash back. Also inset with a single Butler style drainer sink with chrome mixer tap. Integrated dish washer. Integrated washing machine. Integrated fridge and integrated freezer. Feature pendant lighting on wooden beam with independent on/off controls which is above the breakfast bar return. Space for table and chairs. Two radiators, one vertical and one standard. Downlighters. Smoke alarm. Raised skirting boards. Wood laminate flooring. Wall mounted coat hooks. Built in cupboard housing Vaillant boiler. Wall mounted central heating control panel. Roof lantern. Full width bifold doors with integrated blinds, leading to the amazing garden.



## First Floor

### First Floor Landing

Fully carpeted continuing from staircase. Doors off to Bedrooms One and Two.

### Master Bedroom

13' 6" x 12' 8" (4.11m x 3.86m). Sealed unit windows overlooking the rear garden. Fully carpeted. Radiator. Raised skirting boards. TV point. Radiator. Ceiling light point.

### Ensuite Shower Room

Built in fully tiled shower cubicle with oversized rain style shower head, low level WC with twin flush, and vanity unit mounted wash hand basin with chrome mixer tap and tiled splash back. Ceiling light point. Extractor. Wall mounted mirrored bathroom cabinet. Part tiled walls. Raised skirting boards. Ladder style radiator. Sealed unit opaque glazed side aspect window.

### Bedroom Two

12' 11" x 10' 11" (3.94m x 3.33m). Sealed unit sash windows overlooking the front of the property. Picture rail. Raised skirting boards. False fireplace. Ceiling light point. Broadband point. Fully carpeted. Radiator.

### Outside and Gardens

#### Garden Room

26' 4" x 11' 5" (8.03m x 3.48m). A wonderful Garden Room which enjoys its own patio area which is laid with Indian sandstone paving and with a dwarf brick wall in front. Entrance is via sealed unit bi-fold doors with integrated blinds or via the sealed unit side door, also with integrated blinds. Two vertical radiators. Italian marble flooring. Sealed unit window overlooking the side with integrated blinds. Downlighters. Built in wardrobe with hanging rail and shelving. TV point. Kitchenette area with a range of base and eye level units. Wooden work surface and splashbacks. Integrated fridge. Door to:

### Shower Room

Fitted with a fully glazed and tiled shower cubicle with Triton Turbo shower, low level WC with twin flush, and vanity unit mounted wash hand basin with chrome mixer tap. Wall mounted heated towel rail. Downlighters. Extractor fan. Sealed unit opaque glazed rear aspect window. Italian marble flooring.

### Rear Garden

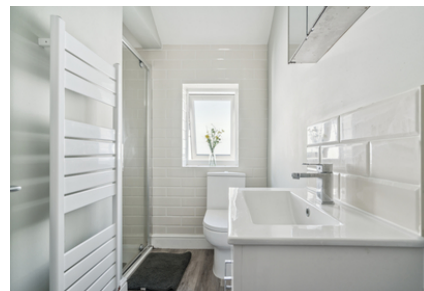
A stunning rear garden with a large screened decked area with outside lighting, outside sockets and outside tap, with steps down to a wonderful Indian sandstone paved patio area leading to an artificial lawn and with an Indian sandstone paved footpath to the Garden Room and to the end of the garden, where there is secure gated access into Hampden Road.. Mature planted borders and trees including an olive tree, and flowering cherry. Secure gated access to the front of the property.

### To The Front Of The Property

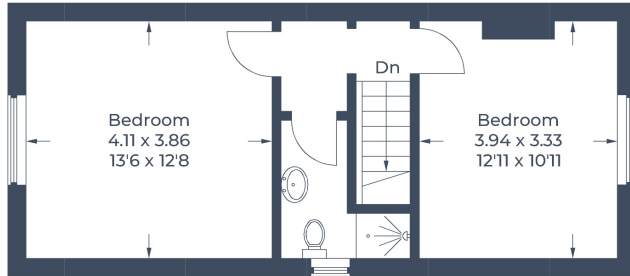
Resin bound drive with edging, and off street parking for two cars. Secure gated access to the rear garden.

### Council Tax

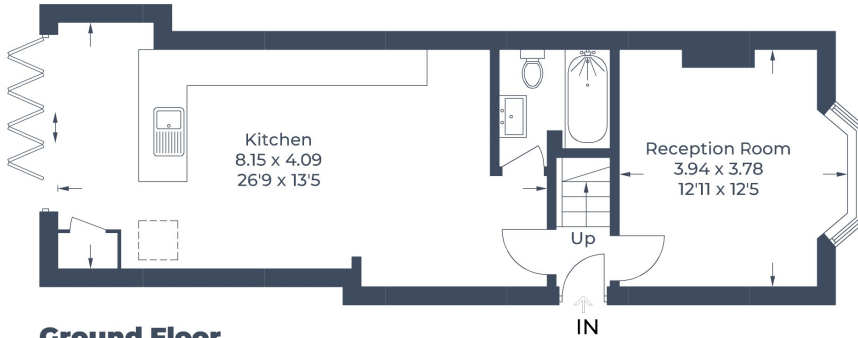
Band E £2,777.40 for the year 2024/2025.



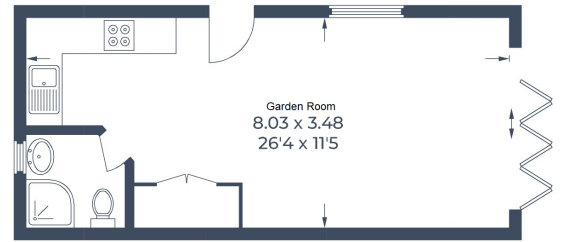
Approximate Gross Internal Area  
 Ground Floor = 50.6 sq m / 545 sq ft  
 First Floor = 38.9 sq m / 419 sq ft  
 Annex = 28.2 sq m / 303 sq ft  
 Total = 117.7 sq m / 1,267 sq ft



**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Rodgers



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333