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Garners End

Gerrards Cross, Buckinghamshire, SL9 0HE



£825,000 Freehold

Rodgers Estate Agents are delighted to present to the market this four bedroom detached chalet bungalow which has planning permission to add an additional storey to provide a six bedroom property (PL/22/1832/PAHAS) With a frontage of circa 70', the property is situated in this secluded 'traffic free' cul de sac on the Chalfont Common side of the village within easy walking distance of Robertswood School and easy reach of the village centre with all its amenities. This property has been well maintained over many years and comes with a generous balance of living and bedroom accommodation. The accommodation on the ground floor comprises of an entrance hall, cloakroom, living room, dining room, kitchen, conservatory, two bedrooms, shower room and separate w.c. On the first floor there are two further bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for several cars, an attached garage and a rear garden.

Entrance Hall

Front door with coloured leaded light opaque glass inset and opaque windows either side of the door and above. Cloaks cupboard with light and shelf. Large storage cupboard with light. Large airing cupboard with lagged cylinder, slatted shelving and wall mounted gas central heating boiler. Radiator. Stairs to first floor.

Living Room

15' 3" x 14' 6" max (4.65m x 4.42m) Feature marble fireplace with slated hearth and cast iron inset with coal effect fire (not connected). Quality fitted cupboard, drawer and display units. Radiator. Double glazed window overlooking front aspect.

Dining Room

13' 6" x 12' 11" (4.11m x 3.94m) Full wall length quality cupboard, drawer and display units. Coved ceiling. Dimmer switch. Folding doors to living room. Sliding double glazed patio doors leading into the conservatory. Radiator.

Conservatory

20' 6" x 12' 3" (6.25m x 3.73m) Double casement door with double glazed glass insets and a further casement door with double glazed glass inset leading to patio and rear garden. Double glazed windows overlooking rear aspect. Fitted blinds. Plumbed for washing machine and dryer. Wall light point. Three radiators.

Kitchen

13' 5" x 8' 11" (4.09m x 2.72m) Extremely well fitted with wall and base units. Granite effect worksurfaces with tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap and drainer and filtered water tap. Built in Bosch oven and grill. Four ring Bosch electric hob with extractor hood over. Plumbed for dishwasher. Fitted fridge and freezer. Water softener. Hidden lighting. Radiator. Double glazed window overlooking conservatory. Casement door with double glazed glass inset leading to conservatory.

Bedroom 1

12' 11" x 10' 11" (3.94m x 3.33m) Fitted wardrobes. Wash hand basin set into vanity unit with a cupboard and drawer units under. Two wall light points. Radiator. Double glazed window overlooking rear aspect.

Bedroom 2

14' 6" max x 9' 1" max (4.42m x 2.77m)
Extremely well fitted with wardrobes and cupboard units. Further fitted wardrobe with sliding fronts. Radiator. Double glazed window over looking front aspect.

Shower Room

Fully tiled with a white suite incorporating a walk in fully tiled shower and wash hand basin set into vanity unit with cupboard and drawer units under. Large wall mounted storage cupboard. Wall mounted cabinet with mirror and inset shaver transformer and down lighters. Heated chrome towel rail. Opaque double glazed window over looking side aspect.

Separate W.C

Half tiled with a low level w.c set into vanity unit with cupboard units and a wash hand basin. Opaque double glazed window over looking side aspect.

First Floor

Landing

Large store room off with door to under eaves storage space.

Bedroom 3

14' 3" max x 8' 3" max (4.34m x 2.51m)
Radiator. Double glazed window over looking rear aspect.

Bedroom 4

12' 8" max x 11' 6" max (3.86m x 3.51m) "L" shaped with fitted cupboard units. Access to loft. Radiator. Double glazed window over looking front aspect.

Bathroom

Majority tiled with a white suite incorporating bath with mixer tap and wall shower unit, w.c and wash hand basin. Heated towel rail and radiator. Opaque double glazed window over looking rear aspect.

Outside

Garage

17' 1" x 7' 10" (5.21m x 2.39m) Up and over metal door. Light and power. Gas and electric meters. Opaque windows. Pedestrian door to rear.

To The Front

Circa 70' frontage majority laid with herringbone red brick driveway providing off street parking for several cars. Brick and wooden fence boundaries. Raised flower beds. A variety of shrubs and plants. Outside light points. Large storm porch with light and red tiled flooring.

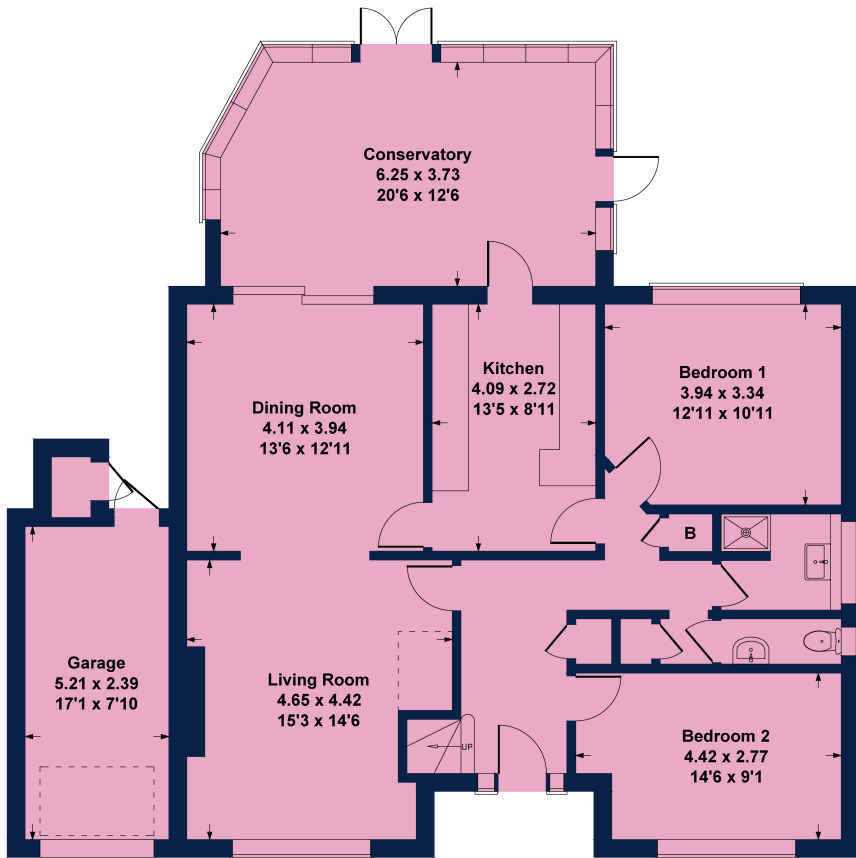
Rear Garden

Approaching 50' in length. Mainly laid to lawn with flower bed borders. Wooden fence boundaries. Large paved patio area. Pathway covered with a wooden pagoda. Decking areas. Pedestrian side access to both sides with wooden gates. Large metal storage shed with electric light, power and heater. Outside tap point. Outside electric socket point. Electric sun blind awning. Wooden storage shed and brick built storage shed to side.

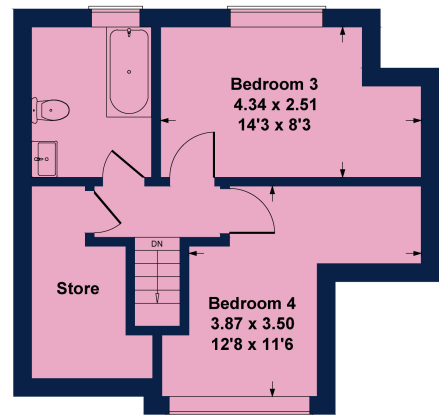


1 Garners End

Approximate Gross Internal Area
 Ground Floor = 118.6 sq m / 1277 sq ft
 First Floor = 34.4 sq m / 370 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 165.4 sq m / 1780 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2022
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(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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