



Cross Lanes
Chalfont St Peter, Buckinghamshire, SL9 0LR



Guide Price £925,000 Freehold

Rodgers Estate Agents are delighted to present to the market this handsome detached house within easy reach of the village with all its amenities and excellent schools. In need of modernisation and updating, this tremendous property provides the perfect opportunity for the discerning purchaser to acquire a well proportioned home on which they can place your own stamp and where there is tremendous scope to develop and extend, subject to the usual planning permissions, to their own taste. The present accommodation on the ground floor comprises of an entrance hall, shower room/ cloaks, sitting room, dining room, family room, sauna and kitchen. On the first floor there are four bedrooms, master with an en suite shower room, a bathroom and separate w.c. Further features include gas central heating, double glazing, off street parking, a car port and lovely south facing rear garden.

Entrance Hall

UPVC front door with ornate opaque glass inset and double glazed windows either side. Coved ceiling. Dado rail. Two radiators. Stairs leading to first floor and landing.

Sitting Room

18' 4" x 10' 10" (5.59m x 3.30m) With feature secondary glazed bay window and further secondary glazed window over looking front aspect. Feature Adam style fireplace with marble heath and inset and gas "coal effect" gas fire. Ornate coved ceiling. Two radiators.

Dining Room

15' 5" x 9' 11" (4.70m x 3.02m) Feature double glazed bay window over looking side aspect. Built in cupboard units. Gas wall heater. Hanging picture rail. Dimmer switch. Radiator.

Kitchen

12' 0" x 8' 7" (3.66m x 2.62m) Half tiled double aspect room with double glazed windows over looking rear and side aspects. Well fitted with wall and base units. Granite effect work surfaces. One and a half bowl stainless steel sink unit with mixer tap and drainer. Space for gas cooker. Extractor. Built in freezer, Space for fridge. Wall mounted central heating boiler. Coved ceiling. Service hatch to dining room. Radiator. Large walk in pantry with opaque double glazed window over looking rear aspect. Door to rear garden.

Family Room

15' 11" x 10' 11" (4.85m x 3.33m) Triple aspect room with double glazed windows over looking front, side and rear aspects. Coved ceiling, Wall mounted gas fire. Door to:

Inner Lobby

Tiled floor. Casement door with glass inset leading to side access. Door to sauna. Door to:

Shower Room/ Cloaks

Fully tiled with a walk in shower, w.c and wash and basin. Opaque window over looking rear aspect and an opaque double glazed window over looking side aspect.

First Floor

Landing

Half galleried with a double glazed window over looking side aspect. Coved ceiling. Dado rail. Access to loft.

Bedroom 1

15' 7" x 11' 10" (4.75m x 3.61m) Feature secondary glazed bay window and further secondary glazed window over looking front aspect. Two fitted wardrobes. Cast iron fireplace with tiled inset. Coved ceiling. Radiator. Door to:

En Suite Shower Room

With walk in fully tiled shower, w.c and wash hand basin with tiled splash back and cupboard under. Shaver's point. Expel air. Coved ceiling. Radiator.

Bedroom 2

12' 0" x 9' 11" (3.66m x 3.02m) Wooden staircase leading to fully boarded attic with light and power. Hanging picture rail. Radiator. Double glazed window over looking side aspect.

Bedroom 3

11' 11" x 8' 6" (3.63m x 2.59m) Fitted wardrobe. Hanging picture rail. Radiator. Double glazed window over looking side aspect.

Bedroom 4

10' 11" x 9' 7" (3.33m x 2.92m) Wash hand basin with tiled splashback set into vanity unit with cupboards under. Shaver's point. Hanging picture rail. Radiator. Double glazed window over looking front aspect

Bathroom

Majority tiled with a white suite incorporating, corner bath with wall mounted shower unit and wash hand basin. Radiator. Two opaque double glazed windows over looking rear aspect. Airing cupboard with lagged cylinder and slatted shelving. Door to large storage area with opaque double glazed window. .

Separate W.C

Radiator. Opaque double glazed window over looking rear aspect.

Outside

Car Port

Large covered car port with wrought iron gates.

Front Garden

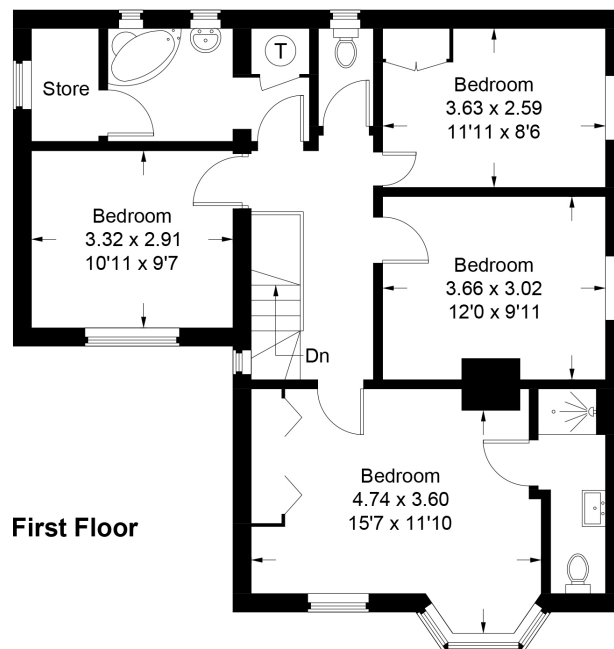
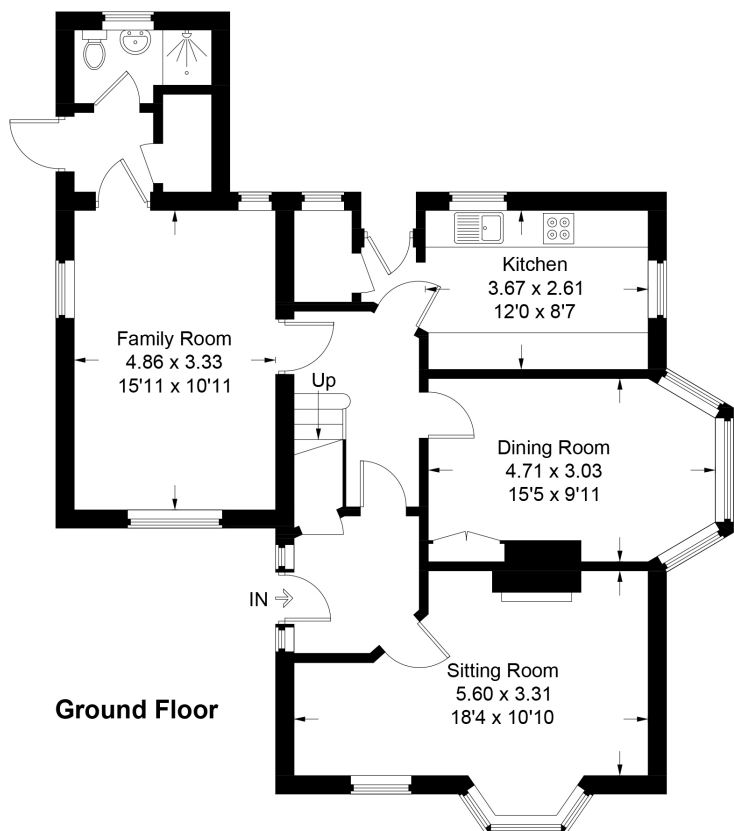
Wooden fence and laurel hedging. Gravel and red brick paviour driveway providing off street parking for two cars. Area laid to lawn. Covered storm porch.

Rear Garden

Over 65' south facing garden mainly laid to lawn with wooden fence boundaries. Brick and paved patio area. Wide variety of shrubs, plants and trees. Pond. Wooden summer house. Two greenhouses. Large pedestrian access on one side.



Approximate Gross Internal Area
 Ground Floor = 81.1 sq m / 873 sq ft
 First Floor = 72.2 sq m / 777 sq ft
 Total = 153.3 sq m / 1650 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(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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