



Pond Lane
Chalfont St Peter, Buckinghamshire, SL9 9HZ



£700,000 Freehold

A well presented semi-detached house, tucked away in a quiet residential cul-de-sac on the Gold Hill Common side of the village, close to open countryside with the Chalfont's Community College and Leisure Centre just a few minutes' walk away, as is the village centre with its excellent selection of amenities. The property has been extended and the accommodation on the ground floor comprises entrance hall, cloakroom, sitting room, dining room, family room and kitchen/ breakfast room. On the first floor there are four bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking and a good size rear garden. Gerrards Cross mainline station to Marylebone is ten minutes drive away providing direct access to London.

Entrance Hall

Modern UPVC front door with oval opaque double glazed glass inset with a further opaque double glazed window over looking front aspect. Wood veneer flooring. Coved ceiling. Down lighter. Stairs leading to first floor and landing. Double glazed window over looking side aspect.

Cloakroom

Fully tiled with a suite incorporating w.c and corner wash hand basin. Down lighter. Opaque double glazed window over looking side aspect.

Sitting Room

12' 8" x 11' 1" (3.86m x 3.38m) Feature double glazed bay window over looking front aspect. Adam style fireplace with wooden mantle and marble inset and hearth with gas coal effect fire. Wood veneer flooring. Coved ceiling. Three wall light points. Double casement doors with clear glass insets leading to:

Dining/ Family Room

22' 5" x 9' 1" (6.83m x 2.77m) Wood veneer flooring. Four wall light points. Sliding double glazed doors leading to rear garden. Door to:

Kitchen

22' 4" x 9' 0" (6.81m x 2.74m) Well fitted with wooden wall and base units. Granite effect worksurfaces with tiled splashbacks. One and a half bowl sink unit with waste disposal unit, mixer tap and drainer. Plumbed for washing machine. Space for American style fridge/ freezer. Space for Rangemaster cooker. Extractor hood. Plumbed for dishwasher. Space and vented for a dryer. Small breakfast counter. Tiled floor. Down lighters. Double glazed window over looking rear aspect. Casement door with opaque double glazed glass inset leading to side.

First Floor

Landing

Half galleried with access to part boarded and insulated loft. with pull down ladder.

Bedroom 1

12' 7" x 11' 7" (3.84m x 3.53m) Down lighters. Coved ceiling. Two radiators. Double glazed windows over looking rear aspect.

Bedroom 2

13' 4" x 10' 10" (4.06m x 3.30m) Coved ceiling. Radiator. Feature double glazed bay window over looking front aspect.

Bedroom 3

10' 4" x 9' 4" (3.15m x 2.84m) Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Bedroom 4

8' 8" x 8' 0" (2.64m x 2.44m) Coved ceiling. Radiator. Double glazed window over looking front aspect.

Bathroom

Majority tiled with a suite incorporating corner bath with mixer tap and shower attachment, wash hand basin with mixer tap, w.c and walk in shower. Expel air. Downlighters. Coved ceiling. Tiled floor. Heated towel rail. Opaque double glazed window over looking side aspect.

To The Rear

Circa 70' garden mainly laid to lawn with wooden fence and brick wall boundaries. Paved patio. Two wooden garden sheds. Outside light point. Outside tap point. Outside electrical point. Driveway access to the side with double wooden gates.

Outside

To The Front

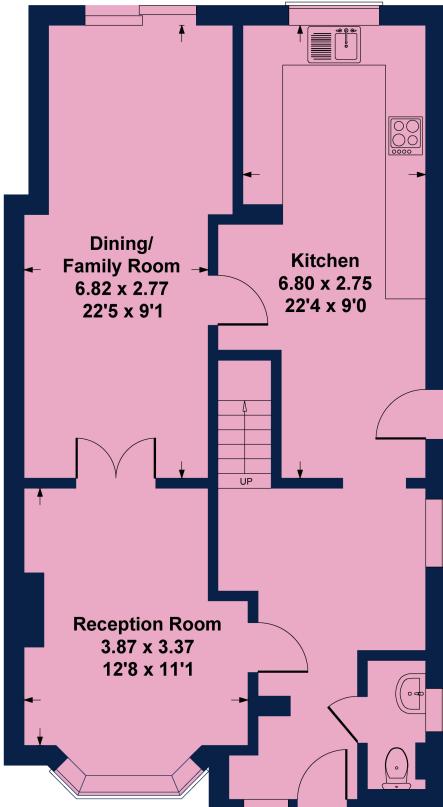
Shingle driveway providing off street parking for several cars. Wooden fence and hedge boundaries. Outside light point.



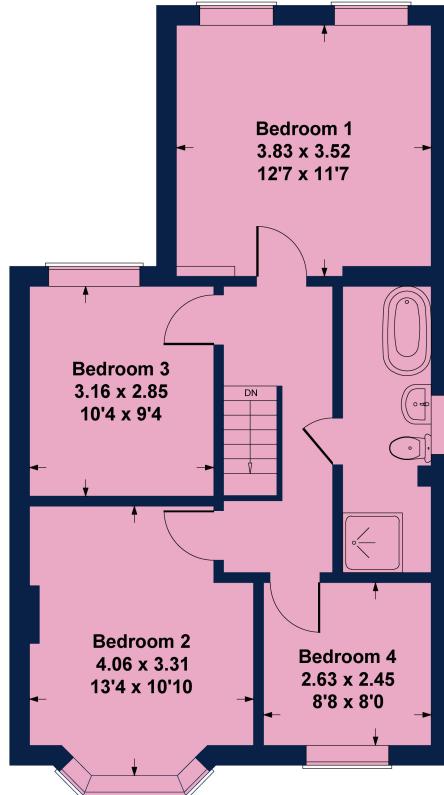
16 Pond Lane CSP

Approximate Gross Internal Area

Ground Floor = 67.6 sq m / 728 sq ft
First Floor = 57.5 sq m / 619 sq ft
Total = 125.1 sq m / 1347 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

rodgers
estate agents



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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	78
(1-20)	G	68
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersestates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersestates.com

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