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**Gold Hill North**  
Chalfont St Peter, Buckinghamshire, SL9 9JG



## £795,000 Freehold

A character semi detached house with uninterrupted views overlooking Gold Hill Common, situated only a stroll from the Village centre with all its amenities and excellent schools, and within easy reach of Gerrards Cross Village and train station. The property has been sympathetically modernised and decorated, keeping the character, by the present owner and an internal inspection is highly recommended to appreciate the space and quality throughout. The accommodation on the ground floor comprises an entrance hall, living room, dining room and kitchen/breakfast room. On the first floor there are three double bedrooms and a family bathroom. On the second floor is an attic room that can be used for a variety of purposes. Further features include gas central heating, double glazing, a garage and off street parking for three cars, and the rear garden.

### Entrance Porch

Front casement door with clear glass inset. Tiled floor.

### Entrance Hall

Wooden door with opaque coloured leaded light glass inset. Radiator with shelf over. Storage cupboard housing eclectic consumer board and gas meter. Stairs leading to first floor and landing.

### Sitting Room

15' 4" x 13' 0" (4.67m x 3.96m) Feature fireplace with tiled hearth, tile and cast iron inset, and wooden mantle. Double glazed leaded light bay window overlooking front aspect and further double glazed leaded light window overlooking side aspect. Hanging picture rail. Exposed stained floorboards. Radiator.

### Dining Room

12' 1" x 10' 5" (3.68m x 3.17m) Double aspect room with double glazed leaded light windows overlooking side and rear aspects. Feature fireplace with tiled hearth, tile and cast iron inset, and wooden mantle. Hanging picture rail. Dimmer switch. Exposed stained floorboards. Radiator.

### Kitchen

16' 3" x 11' 10" (4.95m x 3.61m) Double aspect room with double glazed leaded light windows overlooking side and rear aspects. Well fitted with wall and base units. Granite work surfaces with tiling over. Stainless steel sink unit with mixer tap and drainer. Five ring range cooker. Plumbed for washing machine. Feature brick Inglenook fireplace with tiled hearth and wood burning stove. Space for upright fridge/freezer. Central breakfast counter with granite work surface and cupboards under. Exposed stained floorboards and tiling. Wooden stable door with opaque glass insets, leading to rear.

## First Floor

### Landing

Half galleried with airing cupboard with lagged cylinder and slatted shelving. Stairs leading to loft room.

### Bedroom 1

17' 0" x 15' 5" (5.18m x 4.70m) Double glazed leaded light bay window overlooking front aspect, a further double glazed leaded light window overlooking front aspect, and a double glazed leaded light window overlooking side aspect. Coved ceiling. Exposed stained floorboards. Radiator.

### Bedroom 2

12' 11" x 10' 5" (3.94m x 3.17m) Double aspect room with double glazed leaded light bay window overlooking front and side aspects. Coved ceiling. Exposed stained floorboards. Radiator.

### Bedroom 3

11' 11" x 9' 5" (3.63m x 2.87m) Double glazed leaded light window overlooking rear aspect. Cupboard housing gas central heating boiler unit. Radiator.

### Bathroom/Wet Room

Fully tiled with suite incorporate walk in shower, WC, wash hand basin, and bath. Heated chrome towel rail. Double glazed leaded light window overlooking side aspect.

## Second Floor

### Loft Room

16' 8" x 13' 6" (5.08m x 4.11m) Under eaves storage space. Radiator. Velux roof light. Double glazed leaded light window overlooking side aspect.

## Outside

### Garage and Parking

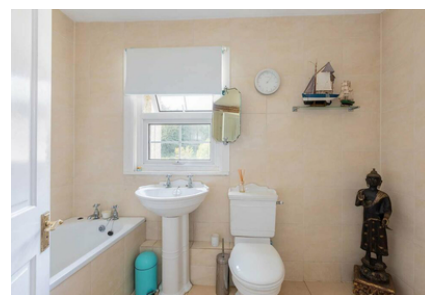
17' 5" x 9' 3" (5.31m x 2.82m) Pedestrian door. Window overlooking rear aspect. Brick paviour driveway providing off street parking for two cars.

### Front Garden

Crazy paving. White picket fence.

### Rear Garden

The rear garden is terraced with a patio directly behind the property, and a further patio at the end of the garden. The garden is a traditional cottage garden with an area laid to lawn with flowerbed borders. Brick wall and wooden fence boundaries. Wide variety of shrubs and plants. Pedestrian side access with wrought iron gate. Brick built storage shed.



# Gold Hill North

Approximate Floor Area

1541.39 Square feet 143.20 Square metres (Excluding Garage & Outbuilding)

Garage Area 160.59 Square feet 14.92 Square metres

Outbuilding Area 39.29 Square feet 3.65 Square metres

Total Area 1741.27 Square feet 161.77 Square metres (Including Garage & Outbuilding)



Illustrations are for identification purposes only, measurements are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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