

rodgers
estate agents



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



£750,000 Freehold

A stunning semi detached house with direct views over looking Gold Hill Common, situated only a stroll from the village centre with all its amenities and within easy walking distance of excellent schools. The property, which has been extended, has been beautifully modernised and renovated by the present owners and an internal inspection is highly recommended to appreciate the space and quality throughout. The accommodation on the ground floor comprises an entrance hall, cloakroom, living room, family room and kitchen/dining room. On the first floor there are three bedrooms, two with en suite shower rooms and a family bathroom. Further features include gas central heating, double glazing, off street parking for three cars to the front and rear, a garage and 50' rear garden. The property has scope to extend and the current owners have applied for planning permission to create a fourth bedroom to the rear, at first floor level.

Entrance Hall

Modern wooden front door with ornate leaded light glass windows. Quality wood flooring. Downlighters. Large under stairs utility cupboard with plumbing for washing machine and tumble dryer. Stairs leading to first floor and landing. Two radiators. Door leading to rear. Double glazed windows overlooking side aspect.

Cloakroom

Fully tiled with a white suite incorporating WC and wash hand basin with mixer tap with cupboard under. Expel air. Tiled floor. Down lighter. Consumer unit. Radiator.

Living Room

17' x 12' 11" (5.18m x 3.94m) Feature fireplace with wood burning stove and granite hearth. Quality wood flooring. Downlighters. Radiator. Double glazed window with plantation shutters overlooking front aspect. Double oak glazed doors with clear glass insets leading to entrance hall and kitchen/dining room.

Family Room

13' 1" x 11' 3" (3.99m x 3.43m) Double glazed window overlooking rear aspect. Double glazed casement doors leading to rear garden.

Kitchen/Dining Room

25' 3" x 11' 2" max (7.69m x 3.40m) Double aspect room with double glazed windows overlooking front, with plantation shutters, and rear aspects. Extremely well fitted with modern wall and base units. Corian work surfaces with coloured glass splashback and inset stainless steel sink unit with "Quooker" mixer tap. Hidden lighting. Built in Neff electric hob. Fitted Neff microwave, grill and oven. Built in dish washer. Fitted fridge. Tiled flooring. Down lighters. Door leading to hallway. Casement door with clear glass inset leading to rear garden.

Landing

Downlighters. Double glazed window overlooking rear aspect.

Bedroom 1

12' 10" x 10' 11" (3.91m x 3.33m)

Radiator. Double glazed windows overlooking front aspect. Opaque green glass door to:

En Suite Shower Room

Fully tiled with a white suite incorporating WC, wash hand basin with mixer tap and walk in shower. Fitted mirror. Heated wall chrome towel rail. Down lighters.

Bedroom 2

13' 5" x 8' 6" (4.09m x 2.59m) Radiator.

Double glazed window overlooking front aspect. Door to:

En Suite Shower Room

Fully tiled with a white suite incorporating WC, wash hand basin with mixer tap and walk in shower. Fitted mirror. Down lighters.

Bedroom 3

9' 7" x 7' 8" (2.92m x 2.34m) Large built in cupboard. Access to loft with a pull down ladder. Radiator. Double glazed window overlooking side aspect.

Bathroom

Fully tiled with a white suite incorporating free standing bath with mixer tap and hand held shower attachment, WC, and wash hand basin with mixer tap and drawer unit under. Tiled floor. Down lighters. Wall mounted heated chrome towel rail. Opaque double glazed window overlooking rear aspect.

Front Garden

Shingle driveway providing off street parking for two cars. Raised paved patio with red brick retaining wall and flagstone paved pathway leading to front door.

Rear Garden

Garden mainly laid to lawn with wooden fence boundaries. Paved patio area with brick retaining wall directly to the rear of the house with a further patio area at the end of the garden with a wooden pergola. Pathway leading to rear which gives access to the garage. Outside light points. Outside tap. Outside electric socket. Wooden storage shed.

Detached Garage

17' 8" x 8' 9" (5.38m x 2.67m) Electric light and power. Metal up and over door. Parking space to the front.



Breaside

Approximate Gross Internal Area
Ground Floor = 74.2 sq m / 799 sq ft
First Floor = 53.9 sq m / 580 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 142.4 sq m / 1533 sq ft



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



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.

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

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