



Highlands Close
CHALFONT ST PETER, SL9 0DR



£875,000

Peacefully situated at the end of a cul de sac on the Chalfont Common side of the village, this is a great opportunity to acquire a four/ five bedroom detached family home presented in excellent order throughout. Tastefully upgraded and extended, the property has planning permission to provide a further 1,240 square feet of living and bedroom accommodation (PL/20/2593/FA). Complemented by a wonderful 70' south westerly facing enclosed rear garden and side garden and extensive patio areas this is an ideal outdoor space for both families and gardening enthusiasts alike. The present accommodation comprises of an entrance hall, cloakroom, shower room, living / dining room, kitchen, utility room, four bedrooms and a family bathroom. Further features include gas central heating, double glazing and off street parking for several cars.

ENTRANCE HALL

Front door with opaque glass insets and opaque window to side. Quality wood flooring. Downlighters. Open tread staircase leading to first floor and landing.

CLOAKROOM

Fully tiled with modern suite incorporating w.c and wash hand basin. Expel air. Heated towel rail.

LOUNGE/ DINING ROOM

21' x 19' 2" (6.41m x 5.83m) "L" shaped. Double aspect room with double glazed window over looking gardens and casement doors with double glazed glass insets leading to patio and gardens. Feature fireplace with stone mantle, metal surround and marble hearth. Coved ceiling. Radiator. Two doors with clear glass insets leading into hallway.

FAMILY ROOM/ BEDROOM

19' 6" x 8' 5" (5.95m x 2.56m) Down lighters. Under floor heating. Two radiators. Double glazed window.

UTILITY ROOM

39' 2" x 3' 11" (11.95m x 1.19m) Work surface with stainless steel sink unit and drainer. Plumbed for washing machine. Space for dryer. Space for fridge/ freezer. Down lighters. Upright wall radiator. Casement door with double glazed glass inset leading to garden. Tiled flooring. Three double glazed windows.

SHOWER ROOM

Fully tiled with suite incorporating walk in shower and wash hand basin with cupboard under. Expel air. Heated chrome towel rail. Down lighters.

KITCHEN

15' 9" x 9' 8" (4.79m x 2.94m) Double aspect room with double glazed windows overlooking front and side. Extremely well fitted with high gloss wall and base units. Corian work surface with splash backs. Inset sink unit with mixer tap. Built in oven and grill. Built in fridge and freezer. Electric hob with ceiling extractor over. Breakfast counter. Hidden lighting. Quality tiled floor. Casement door with double glazed glass insets leading to garden.

LANDING

Access to insulated loft with pull down ladder. Double glazed window.

BEDROOM 1

13' x 12' (3.95m x 3.65m) Radiator. Double glazed window.

BEDROOM 2

12' 9" x 10' 9" (3.88m x 3.27m) A double aspect room with two double glazed windows. Radiator.

BEDROOM 3

12' 9" x 6' 10" (3.88m x 2.09m) Radiator. Double glazed window.

BEDROOM 4

9' 11" x 6' 11" (3.01m x 2.10m) Radiator. Double glazed window.

BATHROOM

Fully tiled with white suite incorporating bath with shower attachment, w.c and wash hand basin with drawer under. Heated chrome towel rail. Wall cupboard units. Large storage cupboard. Opaque double glazed window.

FRONT GARDEN

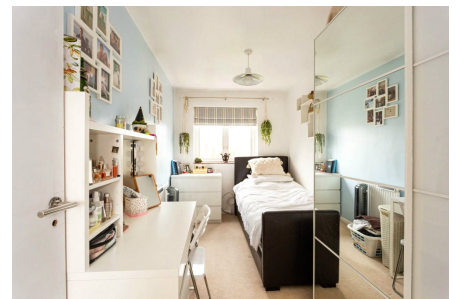
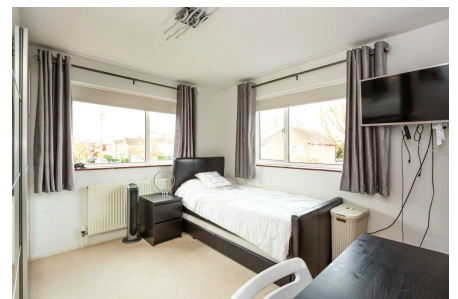
Brick paviour driveway providing off street parking for several cars. Wooden gates leading to garden.

REAR & SIDE GARDEN

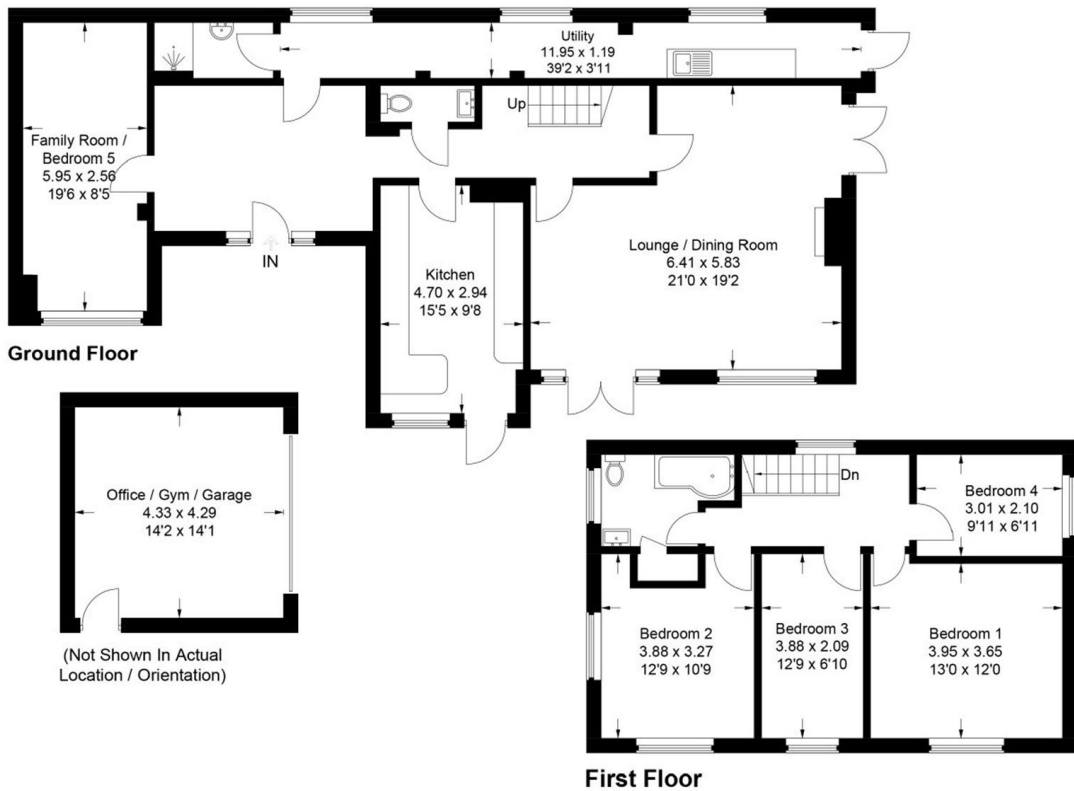
The south westerly rear garden is over 70' in length with hedge and wooden fence boundaries. Wide variety of trees, plants and shrubs. Flower beds. Large paved patio. Hardstand concrete base in readiness for a garden shed. Smaller paved patio area. Outside light point. Outside electric plug point. To the side there is a further area of garden which provides further off street parking with two wooden gates leading to the front.

GYM/ OFFICE/ GARAGE

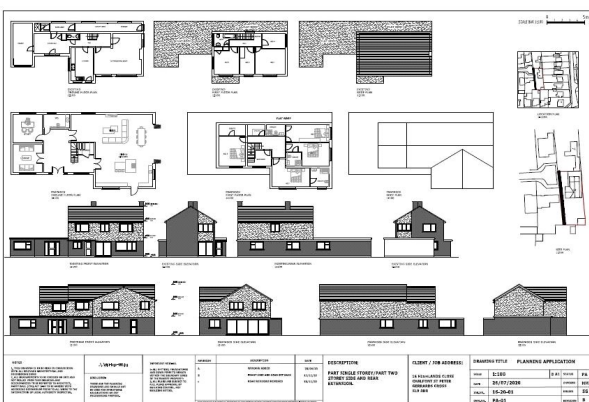
14' 2" x 14' 1" (4.33m x 4.29m) Electric roller metal door. Pedestrian side door with double glazed glass inset. Eave storage. Light and power.



Approximate Gross Internal Area
 Ground Floor = 107.5 sq m / 1157 sq ft
 First Floor = 55.6 sq m / 598 sq ft
 Office / Gym / Garage = 18.8 sq m / 202 sq ft
 Total = 181.9 sq m / 1957 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 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		76
(55 to 68)	D	61	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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