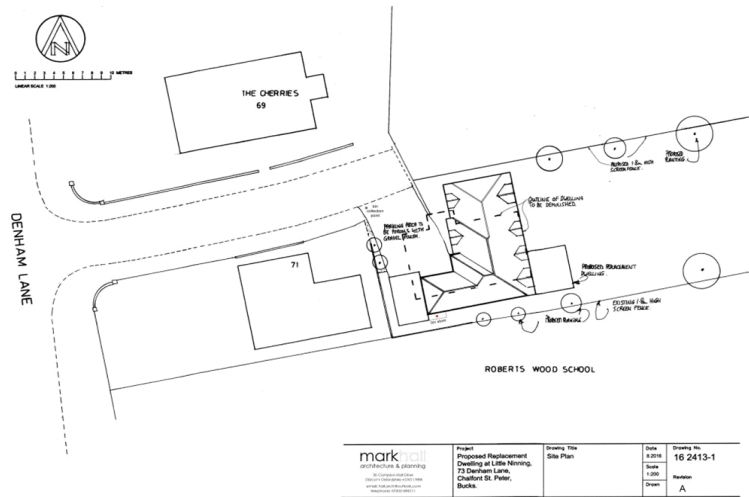




Proposed front elevation

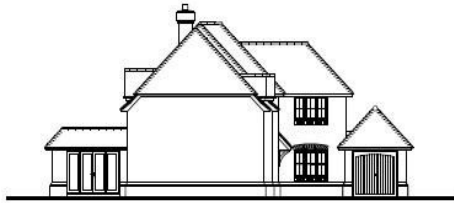


# Denham Lane

CHALFONT ST PETER, SL9 0EW



Proposed front elevation



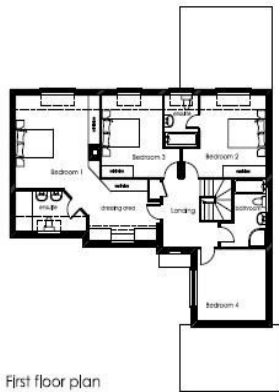
Proposed side elevation



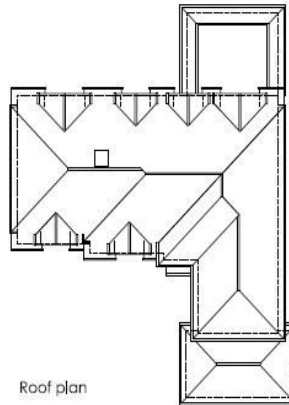
Proposed rear elevation



Ground floor plan



First floor plan



Roof plan



Proposed side elevation

## Guide Price £625,000

Rarely available! A level plot backing onto open fields with full planning permission to build a detached property. The plot is situated on the Chalfont Common side of the village within walking distance of the town with all its amenities and within easy reach of Gerrards Cross village and train station. Planning permission (PL/20/0984/FA) has been granted for the existing part demolished detached bungalow occupying the plot to be removed and a brand new 2,665 sq ft detached house (including garage) to be built in its place. The full planning application and drawings are available on The Chiltern District web site - Planning - PL/20/4447/FA. For further details please telephone our office and viewings are strictly by appointment.



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.

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