

rodgers  
estate agents



**Field Way**  
Chalfont St Peter, Buckinghamshire, SL9 9SG



## £830,000 Freehold

Situated on a popular residential road only a stone's throw from the village centre with all its amenities and the Chalfont St Peter Church of England infant School and Chalfont St Peter Academy, a detached house that has been completely modernised and remodelled providing a beautiful family home with a contemporary design. The accommodation comprises a formal reception room to the rear together with a study/office area. The large kitchen/dining room overlooks the south westerly facing rear garden. Additionally on the ground floor there is a stunning master bedroom with en-suite shower room, and a cloakroom. The first floor of the property includes three good size bedrooms and a family bathroom. The house has been refitted by the present owners with high quality wooden floors, a beautiful kitchen with granite work surfaces and luxurious fitted wardrobes. Further features include gas central heating, double glazing, off street parking and gardens. Brought to the market with NO ONWARD CHAIN. An internal inspection is highly recommended to appreciate the quality throughout.

### Entrance Hall

Wooden front door with opaque double glazed glass insets and opaque double glazed windows either side. Quality wood flooring. Down lighters. Fitted cupboard with shelving. Under stairs cupboard housing gas and electric meters. Two radiators. Stairs leading to first floor and landing.

### Cloakroom

White suite incorporating WC, and wash hand basin with opaque glass splashback and cupboard under. Fitted mirror with glass shelf. Downlighter. Expel air. Large storage cupboard housing wall mounted gas central heating boiler.

### Lounge

18' 3" x 13' 7" (5.56m x 4.14m) Wall inset for TV. Inset shelving with smoked glass insets. Downlighters. Quality wood flooring. Two radiators. Double casement doors with double glazed glass insets, with double glazed windows either side, leading to patio and rear garden.

### Study/Office

8' 8" x 5' 5" (2.64m x 1.65m) Double wooden casement doors with clear glass insets from the hall. Fitted desk with drawer units under and shelf units above. Full wall length wooden cupboard and shelf units. Downlighters. Radiator.

### Kitchen/ Dining Room

25' 7" x 11' 3" (7.80m x 3.43m) Extremely well fitted with wall and base units. Granite work surfaces with glass splashbacks. Large island unit with granite work surface, and breakfast counter with stainless steel sink unit with mixer tap and drainer and cupboards under. Fitted oven and grill. Four ring electric hob with extractor hood over. Space for upright fridge/freezer. Fitted dresser unit with glass displays and cupboard unit. Downlighters. Velux roof light. Quality wood flooring. Double casement doors with double glazed glass insets, with double glazed windows either side, leading to patio.

### Bedroom 1

16' 1" max x 12' 11" (4.90m x 3.94m) Full wall length fitted wardrobes. Down lighters. Radiator. Two double glazed window overlooking front aspect. Door to:

### En Suite Shower Room

Fully tiled with a suite incorporating WC, wash hand basin with mixer tap and drawer unit under, and walk in shower with large shower head and microphone shower attachment. Expel air. Downlighters. Wall mounted heated chrome towel rail. Tiled floor.

### First Floor

### Landing

Large storage cupboard with shelf units and Velux roof light. Downlighters. Radiator. Double glazed window over looking side aspect.

### Bedroom 2

13' 8" x 11' 5" (4.17m x 3.48m) Fitted wardrobes with high gloss sliding fronts. Walk in wardrobe. Downlighters. Radiator. Double glazed window overlooking front aspect.

### Bedroom 3

9' 7" x 8' 3" (2.92m x 2.51m) Fitted double and single wardrobes. Radiator. Double glazed window overlooking rear aspect.

### Bedroom 4

9' 6" x 8' 0" (2.90m x 2.44m) Fitted double wardrobe. Access to loft. Radiator. Double glazed window overlooking side aspect.

### Bathroom

Fully tiled with a suite incorporating WC, wash hand basin with mixer tap and drawer unit under, and bath with wall mounted shower attachment, Expel air. Downlighters. Heated chrome towel rail. Tiled floor. Fitted medicine cupboard with mirrored front. Velux roof light.

### Outside

### To The Front

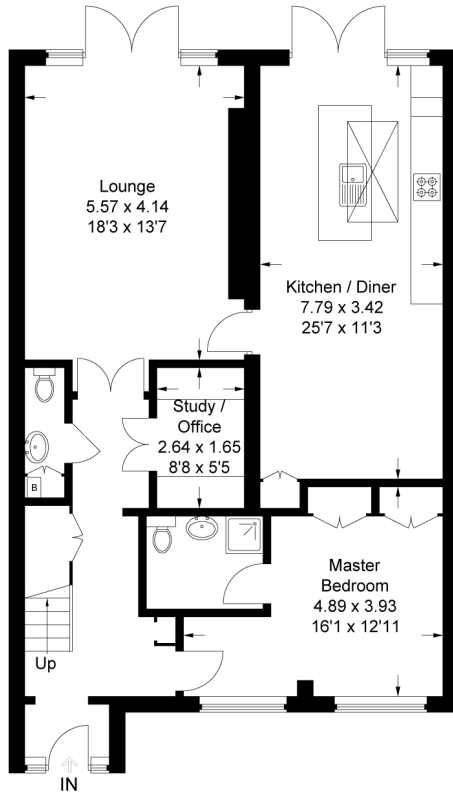
Herringbone brick paved driveway providing off street parking for several cars. Brick wall and hedge boundaries. Slate steps leading to front door. Outside light point.

### To The Rear

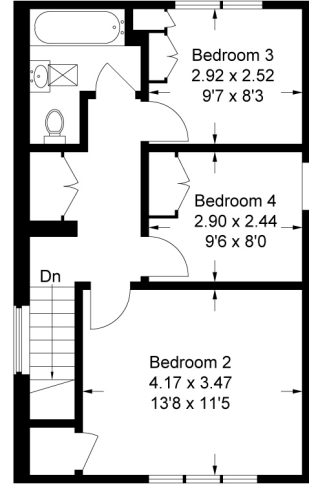
South westerly facing, circa 75' in length at it's longest point, mainly laid to lawn with wooden fence and brick boundaries. Large paved patio area with retaining walls with glass and stainless steel hand rails. Outside kitchen/barbecue area with granite worktop, stainless steel sink unit with tap, and grill/pizza oven. Pedestrian side access with a brick arch and wooden gate, and herringbone brick pathway. Outside tap. Outside light.



Approximate Gross Internal Area  
 Ground Floor = 96.5 sq m / 1039 sq ft  
 First Floor = 45.3 sq m / 487 sq ft  
 Total = 141.8 sq m / 1526 sq ft



**Ground Floor**



**First Floor**

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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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