

rodgers
estate agents



The Vale

Chalfont St Peter, Buckinghamshire, SL9 9SD



£775,000 Freehold

Set well back from the road, a handsome semi detached house situated on a popular residential road in the heart of the Village with all its facilities, and within easy walking distance of excellent schools. This property, which is in lovely condition throughout, has been extended but has further potential to extend, subject to the usual planning permissions. The accommodation on the ground floor comprises an entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room and a utility room. On the first floor there are four bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for several cars and a private south westerly facing rear garden.

Entrance Lobby

UPVC front door with clear glass double glazed inset. Double glazed leaded light window overlooking front aspect. Tiled floor. Door to integral garage. UPVC door with opaque double glazed glass inset leading to:

Entrance Hall

Laminate flooring. Coved ceiling. Radiator. Stairs leading to first floor and landing.

Living Room

22' 1" x 11' 3" (6.73m x 3.43m) Laminate flooring. Coved ceiling. TV point. Two radiators. Sliding double glazed patio doors leading to rear.

Dining Room

11' 0" x 9' 9" (3.35m x 2.97m) Coved ceiling. Radiator. Double glazed leaded light bay window overlooking front aspect.

Kitchen/Breakfast room

20' 10" x 8' 11" (6.35m x 2.72m) Double aspect room with double glazed windows overlooking side and rear aspects. Well fitted with Shaker style wall and base units. Granite effect work surfaces. One and a half bowl Franke sink unit with mixer tap and drainer. Fitted oven and grill. Four ring gas hob. Fitted fridge. Space for upright fridge/freezer. Plumbed for dishwasher. Coved ceiling. Radiator. Door to:

Outer Lobby

UPVC door with opaque double glazed glass inset leading to rear. Coved ceiling. Door to cloakroom and door to:

Utility Room

8' 2" x 5' 5" (2.49m x 1.65m) Majority tiled with stainless steel sink unit with cupboards under and further fitted cupboard units. Plumbed for washing machine. Space for dryer. Wall mounted central heating boiler. Downlighter. Double glazed window overlooking rear aspect.

Cloakroom

With suite incorporating WC and wash hand basin. Expel air. Coved ceiling. Radiator. Opaque double glazed window overlooking rear aspect.

First Floor

Landing

Bedroom 1

14' 0" x 11' 1" (4.27m x 3.38m) Double and single built in wardrobes. Radiator. Double glazed leaded light window overlooking front aspect.

Bedroom 2

13' 11" x 12' 3" (4.24m x 3.73m) Fitted wardrobes. Wash hand basin set into vanity unit with cupboards under. Shaver's point and light. Radiator. Double glazed leaded light window overlooking front aspect.

Bedroom 3

12' 3" x 9' 5" (3.73m x 2.87m) Fitted wardrobes. Wash hand basin set into vanity unit with tiled splash back and cupboard units under. Radiator. Double glazed leaded light window overlooking rear aspect.

Bedroom 4

9' 5" x 7' 2" (2.87m x 2.18m) Fitted cupboard units and airing cupboard with lagged cylinder. Radiator. Double glazed leaded light window overlooking rear aspect.

Bathroom

Partly tiled with a white suite incorporating WC, wash hand basin with tiled splash back, bath with mixer tap and shower attachment, and walk in fully tiled shower. Tiled floor. Radiator. Leaded light double glazed window overlooking rear aspect.

Outside

Integral Garage

Remote roller metal garage door. Light and power. Pedestrian door with opaque glass inset leading to side.

To The Front

Tarmac drive way providing off street parking for several cars. Garden mainly laid to lawn with wooden fence and hedge boundaries. Flower bed borders. Outside light points.

To The Rear

Circa 60' westerly facing garden mainly laid to lawn with wooden fence boundaries. Large wooden decking area. Flower bed borders. Wide variety of shrubs, plants and trees. Wooden garden shed. Wide side access with two wooden gates. Outside light points. Outside tap.



Approximate Gross Internal Area
 Ground Floor = 74.3 sq m / 800 sq ft
 First Floor = 60.7 sq m / 653 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 153.3 sq m / 1,650 sq ft

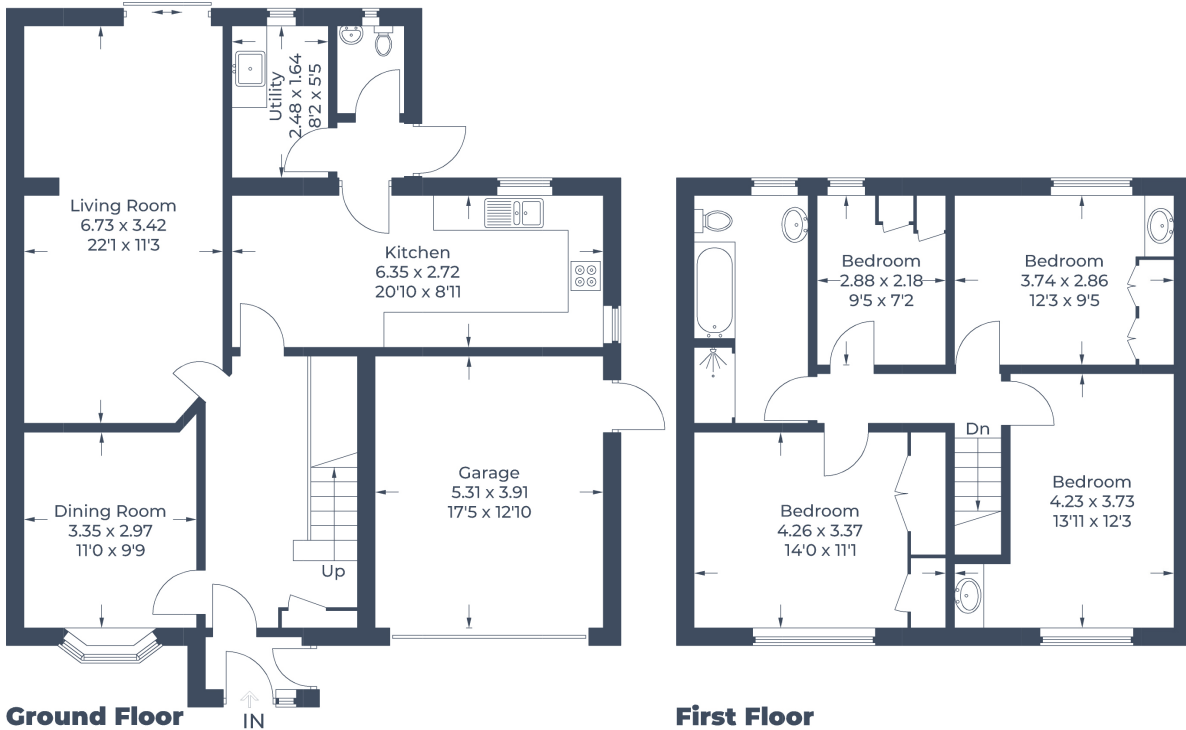


Illustration for identification purposes only, measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Rodgers Estate Agents



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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com