



Firs End
Chalfont St Peter, , SL9 8NZ



£1,395,000 Freehold

A deceptively spacious family house situated in a close of only three homes in the sought after Firs Private Estate, close to Austenwood Common and within easy walking distance of Gerrards Cross village, main line station London (Marylebone) and local schools.. The property offers very generous accommodation throughout with well-proportioned rooms offering exceptional family accommodation. The accommodation on the ground floor comprises entrance lobby, entrance hall, cloaks, living room, sitting room, dining room kitchen/ breakfast room and utility room. On the first floor there is a landing, five bedrooms, master with dressing room and en suite bathroom and a guest with an en suite shower room and a family bathroom. Further features include gas central heating, double glazing, off street parking, integral double garage and gardens to the front and rear. No upper chain.

Entrance Lobby

Wooden front door with opaque coloured leaded light glass insets with ornate coloured windows either side over looking front aspect. Tiled floor. Coved ceiling. Radiator. Double casement doors with opaque glass insets leading to:

Entrance Hall

Under stairs cupboard. Cloaks cupboard. Coved ceiling. Wall thermostat control. Radiator. Stairs leading to first floor and landing.

Cloakroom

With white suite incorporating w.c and wash hand basin. Tiled floor. Coved ceiling. Radiator. Double glazed window over looking side aspect. Opaque double glazed window over looking side aspect.

Living Room

19' 11" x 16' 2" (6.07m x 4.93m) Inglenook style recess with leaded light double glazed windows over looking front and rear aspects and a feature Adam style fireplace with wooden mantle, log effect gas fire and tiled hearth. Ornate coved ceiling. T.V point. Six wall light points. Radiator. Double glazed sliding patio doors leading to rear.

Sitting Room

14' 0" x 11' 10" (4.27m x 3.61m) Feature leaded light double glazed bay window over looking front aspect. Coved ceiling. Radiator.

Dining Room

12' 4" x 9' 2" (3.76m x 2.79m) Coved ceiling. T.V point. Radiator. Double glazed window over looking rear aspect.

Kitchen/ Breakfastroom

19' 11" x 11' 11" (6.07m x 3.63m) Well fitted with Shaker style wall and base units. Granite effect worksurfaces with tiled splashbacks. One and a half bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in oven and grill. Built in fridge/ freezer. Fitted dishwasher. Tiled floor. Coved ceiling. Radiator. Cupboard housing floor mounted central heating boiler unit. Double glazed window over looking rear and side aspects. Door to:

Utility Room

Fitted with wall and base units. Granite effect worksurfaces with tiled splashbacks. Stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine and dryer. Coved ceiling. Radiator. Double glazed window over looking side aspect. Casement door with clear glass inset leading to side aspect.

First Floor

Landing

Half galleried with a feature arch coloured window over looking side aspect. Access to loft. Down lighters. Coved ceiling. Radiator.

Bedroom 1

20' 10" x 11' 11" (6.35m x 3.63m) Dressing area with two fitted double wardrobes. Further fitted double wardrobe. Coved ceiling. Down lighters. Radiator. Double glazed window over looking rear aspect and opaque double glazed window over looking side aspect. Door to:

En Suite Bathroom

Majority tiled with a white suite incorporating bath with mixer tap and shower attachment, walk in shower, w.c, wash hand basin with mixer tap and cupboard and drawers under .Heated towel rail. Coved ceiling. Down lighters. Shavers point. Tiled floor. Opaque double glazed window over looking side aspect.

Bedroom 2

17' 10" x 13' 2" (5.44m x 4.01m) Fitted double wardrobe. Coved ceiling. Radiator. Double glazed window over looking rear aspect. Door to:

En Suite Shower Room

Majority tiled with a white suite incorporating walk in shower, w.c, and wash hand basin with mixer tap and cupboard and drawers under .Heated towel rail. Coved ceiling. Down lighters. Shavers point. Tiled floor. Opaque double glazed window over looking side aspect.

Bedroom 3

15' 4" x 10' 1" (4.67m x 3.07m) Fitted double wardrobe. Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 4

12' 8" x 10' 1" (3.86m x 3.07m) Fitted double wardrobe. Coved ceiling. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 5

12' 5" x 9' 1" (3.78m x 2.77m) Fitted double wardrobe. Radiator. Double glazed window over looking rear aspect.

Bathroom

Majority tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c, wash hand basin with mixer tap and cupboard and drawers under .Heated towel rail. Coved ceiling. Down lighters. Shavers point. Tiled floor. Opaque double glazed window over looking side aspect.

Outside

Garage

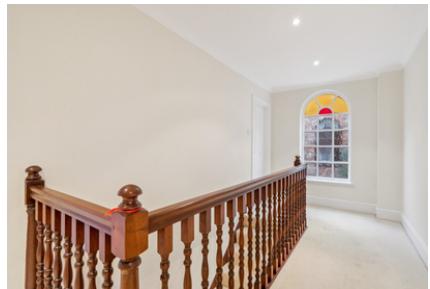
19' 5" x 16' 1" (5.92m x 4.90m) Electric up and over door. Light and power. Casement door with opaque glass insets leading to side access..

To The Front

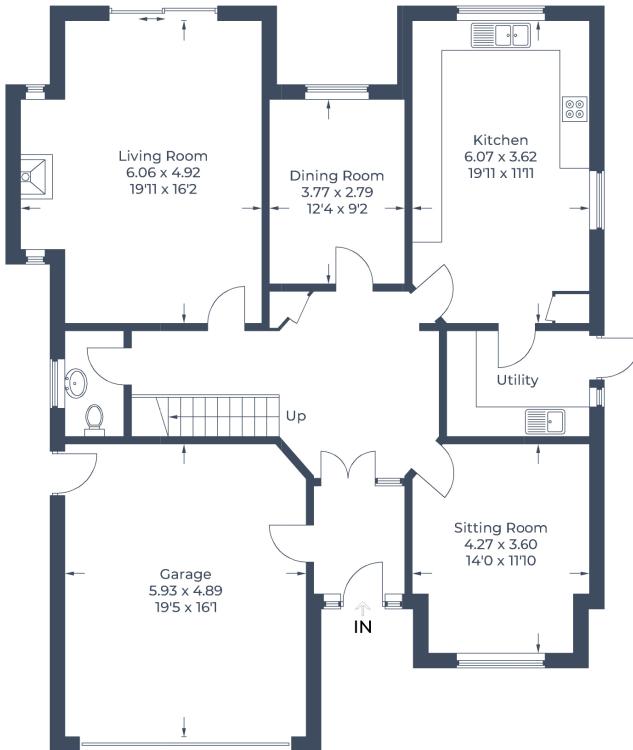
Tarmac driveway providing off street parking for two cars. Area laid to lawn with conifer hedge boundary and flower bed border. Outside light point. Storm porch with down lighter and tiled floor.

To The Rear

Terraced garden mainly laid to lawn with wooden fence boundaries. Large paved patio.Mature deciduous trees. Flower beds and shrubs. Outside light point and tap. Pedestrian side access with wooden gate.



Approximate Gross Internal Area
 Ground Floor = 140.4 sq m / 1,511 sq ft
 First Floor = 119.2 sq m / 1,283 sq ft
 Total = 259.6 sq m / 2,794 sq ft



Ground Floor



First Floor

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 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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