rodgers
estate agents

Meadowcroft

Chalfont St Peter, Buckinghamshire, SL9 9DH

£1,150,000 Freehold

A deceptively spacious extended detached family home, with further potential to extend, subject to planning permission, situated on a corner plot with a wonderful rear garden. This bright home, which is beautifully presented throughout, is situated in a quiet cul de sac only a short stroll from the village centre with all its amenities and just over a mile from Gerrards Cross village and train station. The accommodation has been designed with modern day living in mind, ideal for family living and entertaining friends. The accommodation comprises of an entrance hall, cloakroom, lounge, dining room, study/ family room, kitchen/ breakfast room, utility room, five bedrooms, master with en suite shower room and a family bathroom. Features include new gas central heating system, double glazing, off street parking for several cars and a detached double garage.

Entrance Hall

Front door with double glazed windows either side. Large cloaks cupboard. B.T point. Radiator. Under stairs cupboard. Central heating Nest controller. Stairs leading to first floor. .

Cloakroom

Fully tiled with modern white suite incorporating w.c and wash hand basin. Tiled flooring. Radiator. Ornate opaque double glazed window over looking side aspect.

Sitting Room

22' x 11' 10" (6.71m x 3.61m) Double aspect room with double glazed window over looking front aspect and sliding double glazed patio doors leading to rear. Stone fireplace with tiled hearth and mantel. Coved ceiling. Three wall light points. Two radiators.

Dining Room

13' 11" x 13' 4" (4.24m x 4.06m) Sliding double glazed patio doors leading to rear. Coved ceiling. Three radiators.

Study

22' 6" x 10' 3" at widest (6.86m x 3.12m) Double aspect room with double glazed, floor to ceiling windows, over looking rear aspect and a casement door with double glazed glass insets leading to rear and a double glazed window over looking front aspect. Radiator.

Kitchen/ Breakfastroom

18' 3" at longest x 14' 6" at widest (5.56m x 4.42m) Double aspect room with sliding double glazed patio doors leading to rear garden and double glazed window over looking side aspect and casement door with double glazed glass insets leading to side access. Extremely well fitted with high gloss wall and base units and plinth with down lighters. Granite effect worktops. Stainless steel sink unit with mixer tap and drainer. Fitted four ring electric hob with extractor hood over with Perspex splash back and built in grill and oven. Built in dishwasher. Two radiators. Door to:

Utility Room

Fitted with base units and a granite effect worktop and splash back. Stainless steel sink unit with mixer tap. Plumbed for washing machine and dryer. Space for American style fridge/ freezer. Radiator. Double glazed window over looking side access. Door to hallway.

Landing

Access to majority boarded loft with pull down aluminium ladder. Large cupboard with new Vaillant gas boiler and ecoFIT pure hot water sysem. .

Bedroom 1

14' 6" x 12' 6" (4.42m x 3.81m) Double aspect room with double glazed windows over looking front and rear aspects. Down lighters. Radiator. Door to:

En Suite Shower Room

Modern white suite incorporating fully tiled walk in Aqualisa shower unit, w.c and wash hand basin with mixer tap set into vanity unit with tiled splash back. Tiled floor. Down lighters. Expelair. Heated towel rail. Opaque double glazed window over looking rear aspect.

Bedroom 2

11' 10" x 10' 10" (3.61m x 3.30m) Two built in wardrobes with cupboards over. Wall light point. Coved ceiling. B.T point. Radiator. Double glazed window over looking front aspect.

Bedroom 3

10' 9" x 9' 10" (3.28m x 3.00m) Two built in wardrobes with cupboards over. Radiator. Double glazed window over looking front aspect.

Bedroom 4

11' 4" x 7' 5" (3.45m x 2.26m) Radiator. Double glazed window over looking rear aspect.

Bedroom 5

8' 11" x 8' 9" (2.72m x 2.67m) Built in wardrobe with cupboard over. Radiator. Double glazed window over looking rear aspect.

Bathroom

Modern white suite incorporating bath with mixer tap with tiled splash back, w.c, wash hand basin set into vanity unit with cupboards under and walk in fully tiled Aqualisa shower. Down lighters. Tiled floor. Opaque double glazed window over looking rear aspect.

Detached Double Garage

With two metal up and over doors. Electric light and power. Gas and electric meters. Pedestrian door to rear garden, half glazed.

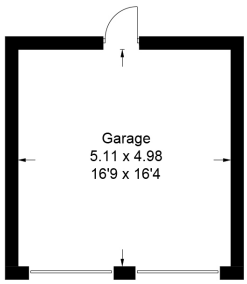
Front Garden

Mainly laid to lawn. New tarmac driveway providing off street parking for several cars. Outside storm porch with down lighters. Paved raised steps leading to front door.

Rear Garden

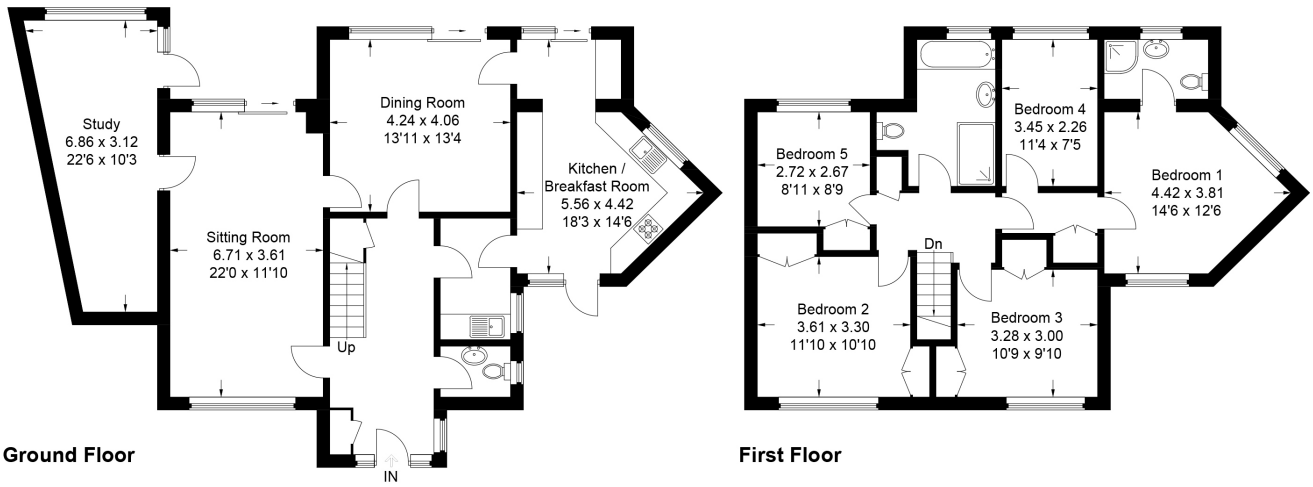
Beautiful garden mainly laid to lawn with majority wooden fence boundaries and a part red brick wall boundary. Large paved patio with dwarf brick raised flower bed borders. Flower bed borders with a wide variety of shrubs and plants. Three raised vegetable beds. Pedestrian side access with wooden gate. Outside light point. Outside electrical point. Outside tap point.

Approximate Gross Internal Area
Ground Floor = 101.2 sq m / 1089 sq ft
First Floor = 78.8 sq m / 848 sq ft
Garage = 26.0 sq m / 280 sq ft
Total = 206.0 sq m / 2217 sq ft



Garage

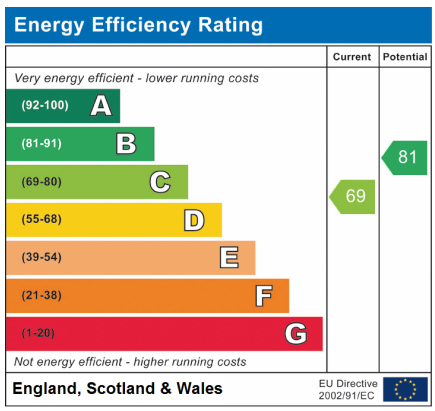
(Not Shown In Actual Location / Orientation)



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.

© CJ Property Marketing Ltd 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.

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersestates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersestates.com