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Foxdell Way
Chalfont St Peter, Buckinghamshire, SL9 0PN



£679,950 Freehold

With far reaching views to the rear over the Misbourne Valley, a pretty detached house, wonderfully positioned in this sought after quiet leafy residential road on the outskirts of the village. The property has scope to extend (subject to planning) and it would be the perfect opportunity for those looking for a house with the desire and imagination to create their own ideal family home. The ground floor comprises of entrance hall, cloakroom, lounge, dining room, kitchen and utility area. On the first floor there are two double bedrooms, shower room and separate WC. Further features include gas central heating, double glazing, off street parking and an integral garage.

Entrance Hall

L shaped. Under stairs storage cupboards. Stairs leading to first floor and landing. Radiator.

Cloakroom

With suite incorporating WC, and wash hand basin with mixer tap and tiled splashback. Ornate opaque double glazed window overlooking front aspect.

Sitting Room

17' 3" x 10' 10" (5.26m x 3.30m) Triple aspect room with double glazed windows overlooking the front, rear and side aspects. Feature fireplace with brick surround and tiled hearth and mantle, with gas coal effect fire. Three wall light points. Two radiators. Sliding casement door, with opaque glass insets, leading to:

Dining Room

11' 1" x 9' 3" (3.38m x 2.82m) Wooden parquet flooring. Coved ceiling. Service hatch to kitchen. Radiator. Double glazed window overlooking rear aspect. Casement door, with double glazed glass insets, leading to rear.

Kitchen/Breakfast room

11' 3" x 11' 0" (3.43m x 3.35m) Double aspect room with double glazed windows overlooking side and rear aspects. Fitted with wall and base units. Work surfaces. Floor mounted central heating boiler. Stainless steel sink unit with drainer. Space for electric cooker. Space for fridge. Plumbed for washing machine. Coved ceiling. Downlighters. Radiator. Door to:

Utility Area

Fitted cupboard units. UPVC door with opaque double glazed glass inset, leading to side. Door to integral garage.

First Floor

Landing

Access to loft.

Bedroom 1

14' 3" x 12' 5" (4.34m x 3.78m) Double aspect room with double glazed windows overlooking side and rear aspects, with views over the Misbourne Valley. Built in wardrobe. Under eaves storage. Radiator.

Bedroom 2

13' 4" x 11' 1" (4.06m x 3.38m) Double aspect room with double glazed windows overlooking side and rear aspects, with views over the Misbourne Valley. Built in wardrobe. Airing cupboard with lagged cylinder and slatted shelving. Radiator.

Shower Room

Half tiled with a suite comprising a walk in shower and wash hand basin. Downlighters. Radiator. Ornate opaque double glazed window overlooking rear aspect.

Separate WC

Ornate opaque double glazed window overlooking front aspect.

Outside

Integral Garage

15' 4" x 11' 0" (4.67m x 3.35m) Up and over metal door. Access to ceiling storage. Light and power. Double glazed window overlooking side aspect.

Front Garden

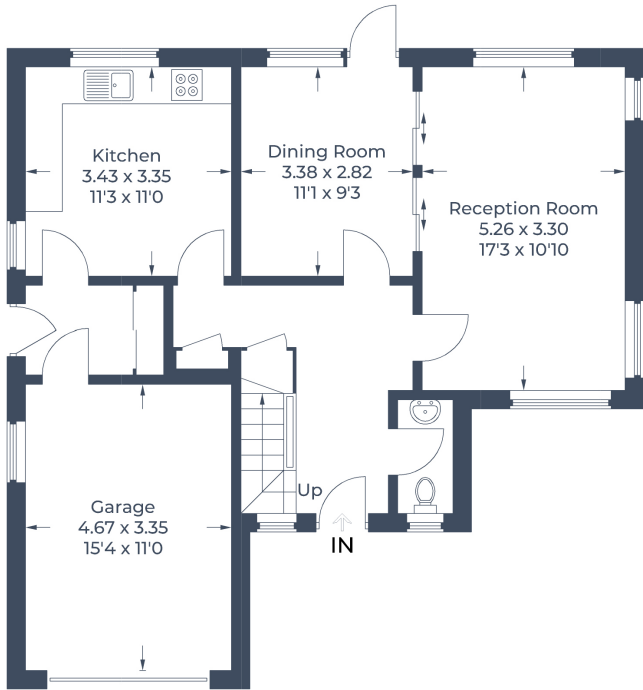
Mainly laid to lawn with flower bed borders. Hedge boundaries. Outside light point. Tarmac driveway.

Rear Garden

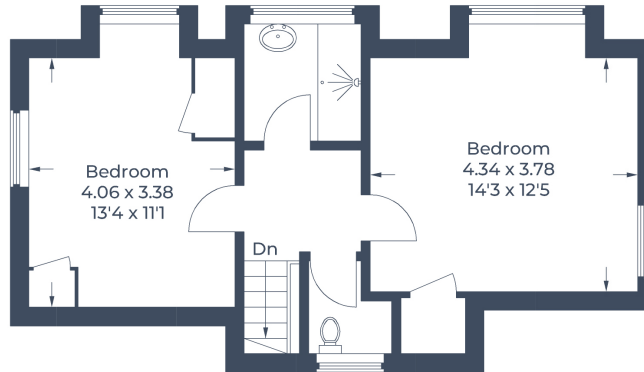
Mainly laid to lawn with hedge and wooden fence boundaries. Flower bed borders. Paved patio areas. Outside light point. Wooden garden shed. Pedestrian side access with wooden gate.



Approximate Gross Internal Area
 Ground Floor = 74 sq m / 796 sq ft
 (Including Garage)
 First Floor = 44.9 sq m / 483 sq ft
 Total = 118.9 sq m / 1,279 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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