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Stylecroft Road
Chalfont St Giles, Buckinghamshire, HP8 4HX



£1,225,000 Freehold

Situated on the eastern side of the village, a deceptively spacious stock brick and tile hung detached house, tucked away at the end of a private road, with a delightful south westerly facing rear garden. The property, which is in excellent condition throughout, is only a short walk to the village centre with all its amenities and within easy reach of excellent schools and public transport. The accommodation on the ground floor comprises of an entrance hall, shower room, lounge, family room, study, kitchen/ breakfast room and utility room. On the first floor there are four bedrooms and a family bathroom. On the second floor is a further double bedroom with an en suite shower room. Further features include gas central heating, double glazing and off street parking for several cars. For the commuter the national motorway network can be accessed at Denham (M40, J1) for convenience to London, Heathrow and the M25 motorway network. The metropolitan line rail service to London Baker Street is available at Chalfont & Latimer station, together with the Chiltern Line into London Marylebone.

Entrance Porch

Hardwood front door with clear glass inset. Double glazed leaded light windows over looking side aspects. Down lighter. Tiled floor. Double wooden doors with opaque glass insets leading to:

Dining Hall

20' 6" x 12' 8" (6.25m x 3.86m) Quality wood flooring. Coved ceiling, Radiator, Under stairs storage cupboard with light. Down lighters. Return staircase leading to first floor and landing.

Shower Room

Fully tiled with a white suite incorporating w.c., wash hand basin with mixer tap and cupboard under and walk in shower. Tiled floor. Down lighters. Expel air.

Living Room

18' 9" x 12' 4" (5.71m x 3.76m) Double aspect room with UPVC double doors onto terrace and rear garden, Fireplace with granite hearth. Casement doors with double glazed leaded light insets and double glazed leaded light windows either side leading to patio. Coved ceiling. Radiator.

Family Room

13' 8" x 10' 9" (4.17m x 3.28m) Double aspect room with double glazed leaded light windows over looking front and side aspects. Quality wood flooring. Coved ceiling. Radiator with ornate cover. Wall light points.

Study

11' 3" x 7' 4" (3.43m x 2.24m) Wooden flooring. Down lighters. Radiator. Double glazed leaded light window over looking front aspect.

Kitchen/ Breakfastroom

18' 2" x 17' 3" (5.54m x 5.26m) Well fitted with a range of wall and base units. Dresser unit. Oak work tops with tiled splashbacks with double bowl sink unit with mixer tap. Five ring gas hob with extractor over. Two built in ovens. Integrated dishwasher. Built in microwave, Built in fridge/ freezer. Double casement doors with double glazed leaded glass insets leading to rear terrace and garden, Double glazed leaded light window over looking rear aspect. Skylight, TV point, Tiled floor, Down lighters. Radiator. Door to:

Utility Room

7' 4" x 5' 6" (2.24m x 1.68m) Fitted with wall and base units. Wooden worktop. Plumbed for washing machine and dryer. Tiled floor.

First Floor

Landing

Down lighters. Enclosed stairway leading to second floor.

Bedroom 2

15' 3" x 11' 6" (4.65m x 3.51m) Full wall length mirrored slide robes. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 3

12' 8" x 11' 11" (3.86m x 3.63m) Radiator. Double glazed leaded light window over looking rear aspect.

Bedroom 4

16' 0" x 8' 10" (4.88m x 2.69m) Wardrobe hanging space. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 5

11' 11" x 11' 7" (3.63m x 3.53m) Radiator. Double glazed leaded light window over looking rear aspect.

Bathroom

Fully tiled with a modern white suite incorporating bath with mixer tap and shower, w.c and wash hand basin with cupboards under. Down lighters. Expel air. Tiled floor. Heated chrome towel rail. Opaque double glazed windows over looking side aspects.

Second Floor

Bedroom 1

14' 1" x 13' 6" (4.29m x 4.11m) Under eaves wardrobe and storage space. Down lighters. Radiator. Velux roof lights. Door to:

En Suite Shower Room

Fully tiled with a suite comprising of walk in shower, w.c and circular wash hand basin with mixer tap and drawer units under. Velux roof light.

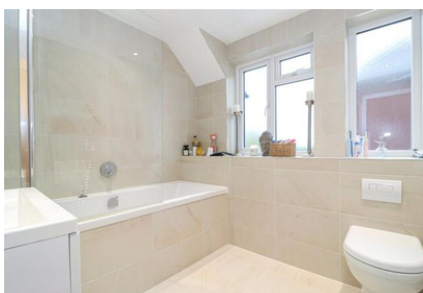
Outside

To The Front

A five bar wooden gate opens onto the front of the property where there are steps leading down from a large shingled parking area providing several parking spaces. Outside wood store. Wooden fence and hedge boundaries. Brick retaining walls with flower beds. Outside tap point. Outside electrical point. Two outside light points.

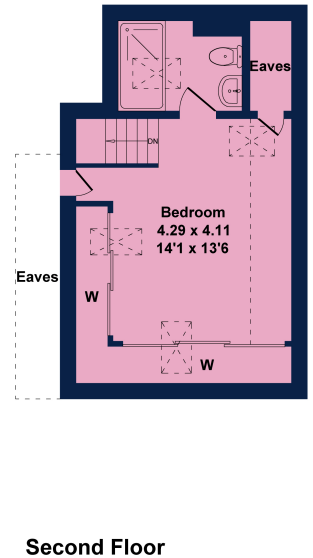
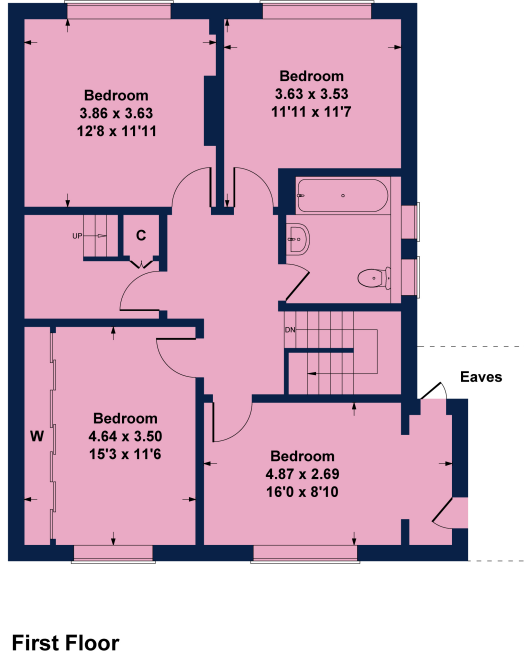
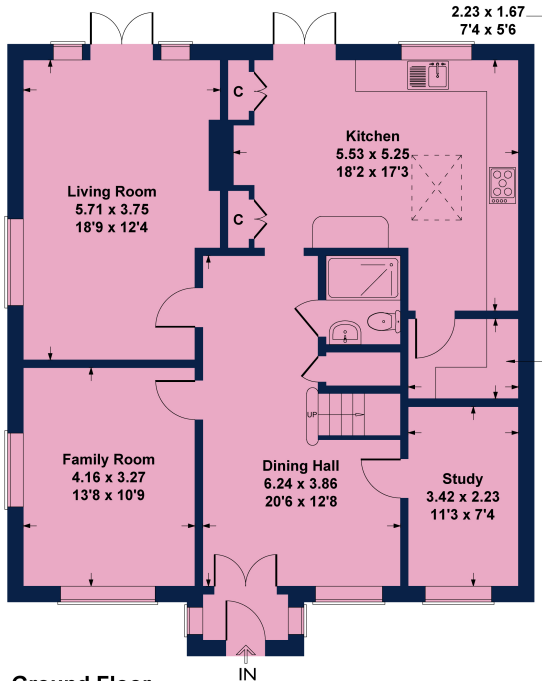
To The Rear

The rear garden is laid out on terraced areas providing a lawn, rear patio terrace with quality tiled flooring and a substantially built chalet style storage shed. The south west facing garden is enclosed by fence and hedge to the boundaries and measures approximately 75' in depth. Outside light points. Outside tap point. Pedestrian side access with wrought iron gate.



Stylecroft Road

Approximate Gross Internal Area
 Ground Floor = 96.1 sq m / 1034 sq ft
 First Floor = 74.3 sq m / 800 sq ft
 Second Floor = 25.0 sq m / 269 sq ft
 Total = 195.4 sq m / 2103 sq ft
 (Excluding Eaves)



Not to Scale. Produced by The Plan Portal 2025
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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