

rodgers
estate agents



Field Way

Chalfont St Peter, Buckinghamshire, SL9 9SG



£850,000 Freehold

Situated on a popular residential road only a stone's throw from the village centre with all its amenities and the Chalfont St Peter Church of England infant School and Chalfont St Peter Academy, a detached house that has been completely modernised and remodelled providing a beautiful family homes with a contemporary design. The accommodation comprises a formal reception room to the rear together with a study/ office area. The large kitchen/dining overlooks the rear, south westerly facing rear garden. On the ground floor there is a stunning master bedroom with en suite shower room and a cloakroom. The first floor of the property includes three good size bedrooms and a family bathroom. The house has been refitted by the present owners with high quality wooden floors, a beautiful kitchen with granite work surfaces and luxurious fitted wardrobes. Further features include gas central heating, double glazing, off street parking and gardens. An internal inspection is highly recommended to appreciate the quality throughout.

Entrance Hall

Wooden front door with opaque double glazed glass insets and opaque double glazed windows either side. Quality wood flooring. Down lighters. Fitted cupboard with shelving. Under stairs cupboard housing gas and electric meters. Two radiators. Stairs leading to first floor and landing.

Cloakroom

White suite incorporating w.c and wash hand basin with opaque glass splashback and cupboard under. Fitted mirror with glass shelf. Down lighter. Expel air. Large storage cupboard housing wall mounted gas central heating boiler.

Drawing Room

18' 3" x 13' 7" (5.56m x 4.14m) Wall inset for T.V. Inset shelving with smoked glass insets. Down lighters. Quality wood flooring. Two radiators. Double casement doors with double glazed glass insets with double glazed windows either side leading to patio and rear garden.

Study/ Office

8' 8" x 5' 5" (2.64m x 1.65m) Double wooden casement doors with clear glass insets from the hall. Fitted desk with drawer units under and shelf units above. , Full wall length wooden cupboard and shelf units. Down lighters. Radiator.

Kitchen/ Dining Room

25' 7" x 11' 3" (7.80m x 3.43m) Extremely well fitted with wall and base units. Granite worksurfaces with glass splashbacks. Large island unit with granite work surface and breakfast counter with stainless steel sink unit with mixer tap and drainer and cupboards under. Fitted oven and grill. Four ring electric hob with extractor hood over. Space for upright fridge/ freezer. Fitted dresser unit with glass displays and cupboard unit. Down lighters. Velux roof light. Quality wood flooring. Double casement doors with double glazed glass insets with double glazed windows either side leading to patio.

Bedroom 1

16' 1" max x 12' 11" (4.90m x 3.94m) Full wall length fitted wardrobes. Down lighters. Radiator. Two double glazed window over looking front aspect. Door to:

En Suite Shower Room

Fully tiled with a suite incorporating w.c, wash hand basin with mixer tap and drawer unit under and walk in shower with large shower head and microphone shower attachment. Expel air. Down lighters. Wall mounted heated chrome towel rail. Tiled floor.

First Floor

Landing

Large storage cupboard with shelf units and Velux roof light. Down lighters. Radiator. Double glazed window over looking side aspect.

Bedroom 2

13' 8" x 11' 5" (4.17m x 3.48m) Fitted wardrobes with high gloss sliding fronts. Walk in wardrobe. Down lighters. Radiator. Double glazed window over looking front aspect.

Bedroom 3

9' 7" x 8' 3" (2.92m x 2.51m) Fitted double and single wardrobe. Radiator. Double glazed window over looking rear aspect.

Bedroom 4

9' 6" x 8' 0" (2.90m x 2.44m) Fitted double wardrobe. Access to loft. Radiator. Double glazed window over looking side aspect.

Bathroom

Fully tiled with a suite incorporating w.c, wash hand basin with mixer tap and drawer unit under and bath with wall mounted shower attachment, Expel air. Down lighters. Heated chrome towel rail Tiled floor. Fitted medicine cupboard with mirrored front. Velux roof light.

Outside

To The Front

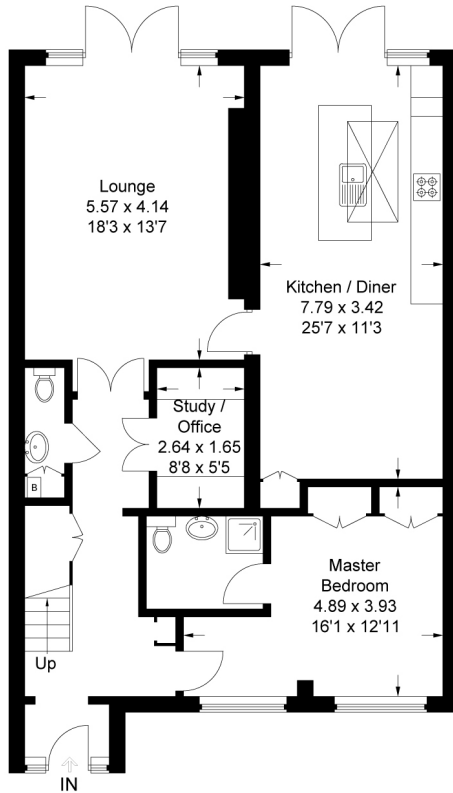
Herringbone brick paved drive way providing off street parking. Brick wall and hedge boundaries. Slate steps leading to front door. Outside light point.

To The Rear

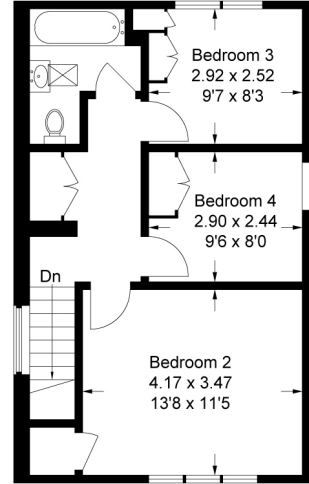
South westerly facing, circa 75' in length at it's longest point, mainly laid to lawn with wooden fence and brick boundaries. Large paved patio area with retaining walls with glass and stainless steel hand rails. Outside kitchen / barbeque area with granite worktop with stainless steel sink unit with tap and grill/ pizza oven. Pedestrian side access with a brick arch and wooden gate and herringbone brick pathway. Outside tap points. Outside light points.



Approximate Gross Internal Area
 Ground Floor = 96.5 sq m / 1039 sq ft
 First Floor = 45.3 sq m / 487 sq ft
 Total = 141.8 sq m / 1526 sq ft



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

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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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