

rodgers  
estate agents



**Foxdell Way**  
Chalfont St Peter, Buckinghamshire, SL9 0PN





£875,000

With a good size plot, Rodgers Estates are delighted to offer to the market this pretty detached house located on a popular residential road on the outskirts of the village within easy reach of the village with all its amenities and excellent local schools. Set well back from the road, the property has great 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. This property is in good decorative order throughout and has a delightful westerly facing rear garden. The accommodation comprises of an entrance hall, cloakroom, lounge, dining room, kitchen, utility room, three bedrooms, bathroom and separate w.c. Further features include gas central, heating, double glazing, off street parking for several cars and an integral garage. Complete chain.

#### Entrance Hall

Wooden front door with opaque double glazed glass inset. Parquet flooring. Under stairs cupboard. Cloaks cupboard. Wall thermostat control for central heating. Two radiators. Stairs leading to first floor and landing.

#### Cloakroom

White suite incorporating wash hand basin set into vanity unit with cupboards under and tiled splashback and w.c. Radiator. Opaque double glazed window over looking front aspect.

#### Sitting Room

Triple aspect room with double glazed windows over looking front, side and rear aspects. Hole in the wall fireplace with marble hearth. Parquet flooring. Coved ceiling. Three wall light points. Two radiators. Arch to:

#### Dining Room

Parquet flooring. Coved ceiling. Radiator. Casement door with double glazed glass inset and double glazed window to side leading to rear.

#### Kitchen/ Breakfastroom

Double aspect room with double glazed windows over looking side and rear aspects. Well fitted with wall and base units. Granite worksurfaces with splash backs. One and a half bowl stainless steel sink unit with mixer tap. Four ring electric hob with extractor over. Built in oven and grill. Fitted fridge. Fitted dishwasher. Coved ceiling. . Down lighters. Tiled flooring. B.T point. Radiator. Casement door with opaque glass inset leading to:

#### Utility Room

Plumbed for washing machine and dryer. Wall mounted Worcester boiler unit. UPVC casement door with opaque double glazed glass inset leading to side access. Door to integral garage.



## First Floor

### Landing

Access to loft. Radiator. Double glazed window over looking front aspect.

### Bedroom 1

Currently divided into two rooms. Triple aspect room with double glazed windows over looking front, side and rear aspects. Coved ceiling. Two radiators. .

### Bedroom 2

Coved ceiling. Radiator. Double aspect room with leaded light double glazed windows over looking side and rear aspects.

### Bedroom, 3

Fitted wardrobes with cupboards over. Radiator. Leaded light double glazed window over looking rear aspect.

## Bathroom

Fully tiled with a white suite incorporating corner bath, w.c, wash hand basin set into vanity unit with cupboards under and walk in shower. Heated towel rail. Airing cupboard with lagged cylinder and slatted shelving. Down lighters. Wall light point. Double glazed opaque window over looking rear aspect.

### Seperate W.C

With white suite incorporating w.c and wash hand basin with mixer tap. Radiator. Double glazed window over looking front aspect.

## Outside

### Integral Garage

Light and power. Window over looking side aspect. Attic storage. Double wooden doors.

## Front Garden

Garden mainly laid to lawn with flower bed borders. Wooden fence and hedge boundaries. . Off street parking for several cars. Large storm porch with light point.

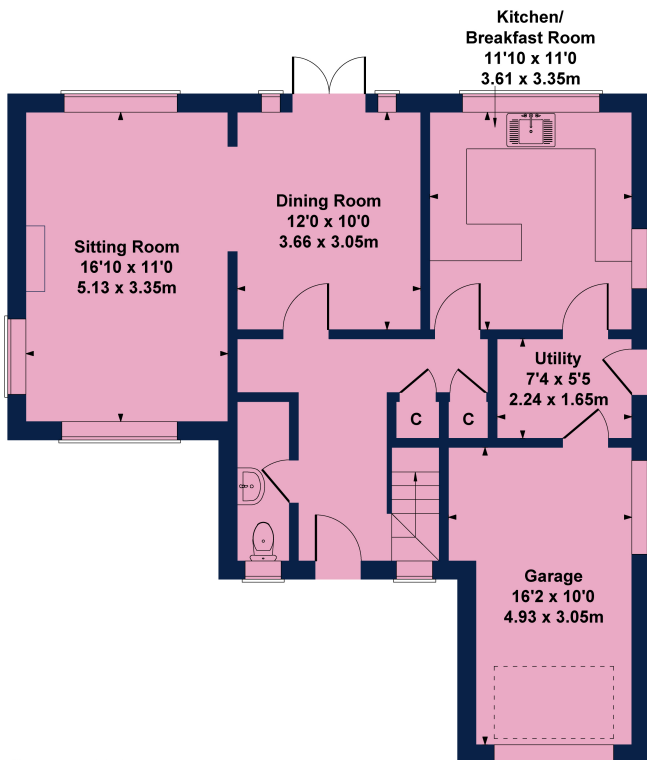
## Rear Garden

A large westerly facing garden mainly laid to lawn with hedge boundaries and flower bed borders. A wide variety of shrubs, plants and trees. Large crazy paved patio with ornamental garden pond. Pedestrian side access on both side. Outside tap point. Outside light point. Wooden garden shed.

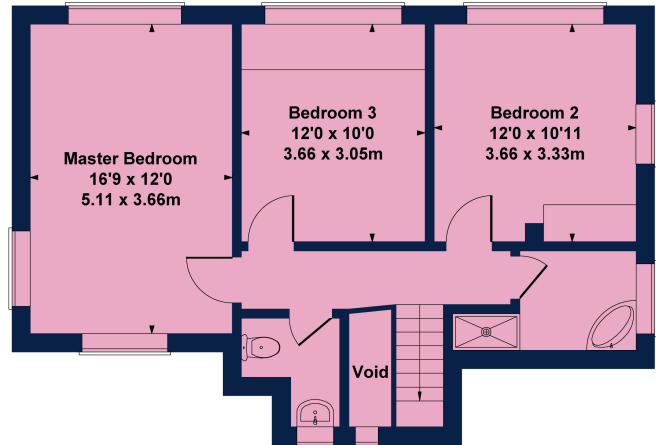


# 56 Pheasant Walk

Approximate Gross Internal Area  
 Ground Floor = 60.2 sq m / 649 sq ft  
 First Floor = 57.0 sq m / 614 sq ft  
 Garage = 13.6 sq m / 147 sq ft  
 Total = 130.8 sq m / 1410 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2025  
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