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**Eleanor Road**  
Chalfont St Peter, Buckinghamshire, SL9 9NA



## £725,000 Freehold

A wonderful family home located in this ever-popular residential road within easy walking distance of the Village centre with all its amenities and excellent schools. This home is bright and spacious and has been well maintained by the current owner over the years. Extending to approximately 128 sq. m., the accommodation, on the ground floor, comprises an entrance hall, guest cloakroom, living/dining room, family room and kitchen. On the first floor there is a spacious landing, four double bedrooms, master with ensuite shower room, and a family bathroom. Further features include gas central heating, double glazing, off street parking for two cars and a delightful south westerly facing rear garden.

### Entrance Hall

Wooden front door with opaque coloured leaded light glass insets. Quality wood flooring. Coved ceiling. Wall mounted thermostat for central heating. Radiator. Under stairs cupboard. Return stair case leading to first floor and landing.

### Cloakroom

Suite incorporating WC, and wash hand basin with tiled splash back. Tiled floor. Coved ceiling. Dimmer switch. Opaque double glazed window overlooking side aspect.

### Living Room/Dining Room

19' 2" x 17' 0" (5.84m x 5.18m) Quality wood flooring. Coved ceiling. Dimmer switches. Two radiators. Double glazed window overlooking rear aspect. Double casement doors, with double glazed glass insets, leading to rear.

### Study/Family Room

15' 10" x 8' 6" (4.83m x 2.59m) Full wall length storage cupboards incorporating built in fridge, built in freezer, and space for dryer. Fitted shelving and wine rack. Quality wood flooring with under floor heating. Coved ceiling. Downlighters. Dimmer switches. Radiator. Double glazed window overlooking front aspect.

### Kitchen

16' 6" x 6' 6" (5.03m x 1.98m) Well fitted with wall and base units. Granite work surfaces with splash backs. One and a half bowl sink unit with mixer tap. Four ring induction hob with granite splash back and extractor hood over, and fitted oven. Fitted dishwasher. Fitted fridge and freezer. Plumbed for washing machine. Downlighters. Tiled floor. Cupboard housing wall mounted central heating boiler. Double glazed window overlooking front aspect. Opaque double glazed window overlooking side aspect. Casement door with opaque glass insets, leading to side access.

### First Floor and Landing

Spacious landing with access to loft. Airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Dimmer switch.

## Bedroom One

13' 8" x 11' 4" (4.17m x 3.45m) Double and single fitted wardrobes. Radiator. Double glazed window overlooking front aspect. Door to:

## En Suite Shower Room

Fully tiled with a suite incorporating WC, wash hand basin with mixer tap and cupboard under, and walk in shower with large shower head and hand held microphone shower attachment. Heated chrome towel rail. Opaque double glazed window overlooking side aspect. Downlighters. Coved ceiling.

## Bedroom Two

13' 7" x 9' 3" (4.14m x 2.82m) Fitted double wardrobe. Coved ceiling. Dimmer switch. Radiator. Double glazed window overlooking front aspect.

## Bedroom Three

13' 10" max x 9' 3" (4.22m x 2.82m) L shaped with double built in wardrobe. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

## Bedroom Four

9' 9" x 9' 6" (2.97m x 2.90m) Coved ceiling. Dimmer switch. Radiator. Double glazed window overlooking rear aspect.

## Bathroom

Fully tiled with a suite incorporating bath with mixer tap, wall mounted shower attachment and hand held microphone shower attachment, WC, and circular wash hand basin with mixer tap, set into vanity unit with cupboard under. Heated chrome towel rail. Wall light point. Downlighters. Coved ceiling. Tiled floor. Double glazed window overlooking side aspect.

## To The Front

Brick paved driveway providing off street parking for two cars. Raised flower bed border with dwarf red brick retaining wall. Outside tap. Storm porch.

## To The Rear

A delightful south westerly facing garden mainly laid to lawn with flower bed borders and wooden fence boundaries. There is a superb porcelain tiled patio ideal for al fresco dining and outdoor entertaining. Wooden garden shed. Wide variety of shrubs and plants. Outside light point. Pedestrian side access with wooden gate.



Approximate Gross Internal Area  
 Ground Floor = 67.0 sq m / 721 sq ft  
 First Floor = 61.4 sq m / 661 sq ft  
 Total = 128.4 sq m / 1,382 sq ft

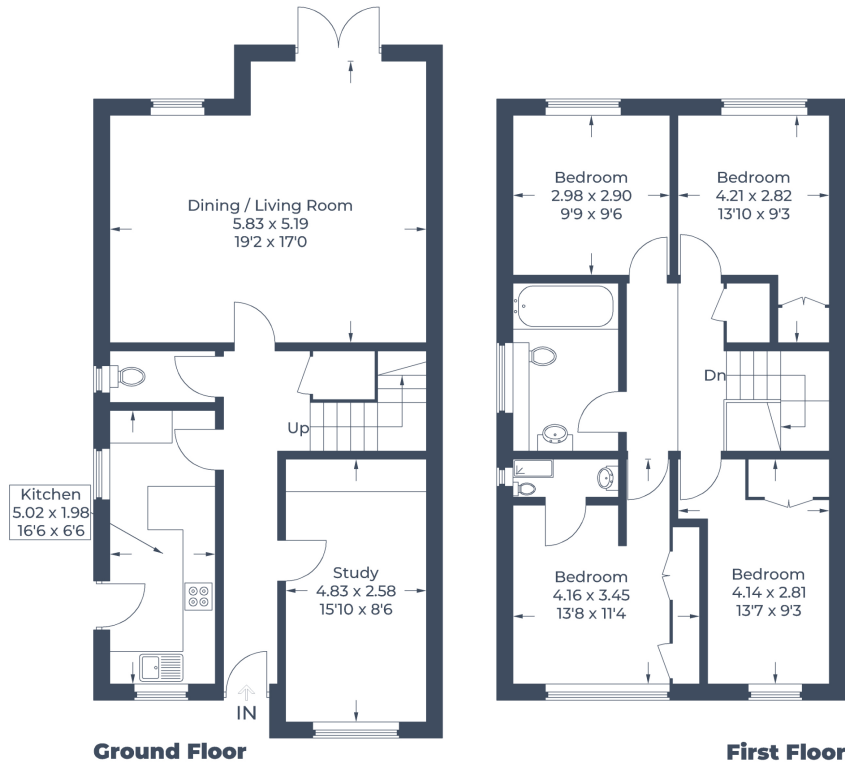


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy 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