

rodgers
estate agents



Fieldway

Chalfont St Peter, Buckinghamshire, SL9 9SQ



£775,000 Freehold

An extended detached family home conveniently located on this sought after residential road, within easy walking distance of local schools and a stone's throw from the village centre with all its amenities. The rear garden backs onto Mill Meadow providing a peaceful and picturesque backdrop. This home is bright and spacious and has been well maintained by the current owners over the years. The accommodation on the ground floor comprises of an entrance hall, guest wc, living room, kitchen/ breakfast, utility room and a dining room. On the first floor there are three double bedrooms and a family bathroom. Further features include gas central heating, off street parking, an integral garage and gardens to the front and rear.

Entrance Hall

UPVC front door with opaque double glazed leaded light glass insets. Herringbone parquet flooring. Coved ceiling. Radiator. Wall mounted thermostat. Return staircase leading to first floor and landing.

Living Room

21' 2" x 10' 11" (6.45m x 3.33m) Feature fireplace with wooden mantle, cast iron inset with gas coal effect fire and marble hearth. Herringbone parquet flooring. Four wall light points. Coved ceiling. Two radiators. Double glazed window over looking front aspect. Casement doors with clear glass insets leading to:

Dining Room

12' 10" x 8' 10" (3.91m x 2.69m) Laminate flooring. Coved ceiling. Down lighters. Double glazed window over looking side aspect. Sliding double glazed patio doors leading to rear. Door to:

Kitchen/ Breakfast room

11' 9" x 7' 10" (3.58m x 2.39m) Well fitted with wall and base units. Work surfaces with tiled splash backs. One and a half bowl stainless steel sink unit with mixer tap and drainer. Fitted four ring gas hob with expel air over. Built in oven and grill. Fitted fridge. Coved ceiling. Down lighters. Double glazed windows over looking rear and side aspects.

Utility Room

Work surface with tiled splashback and stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine. Space for dryer. Space for fridge/ freezer. Tiled floor. Wall mounted central heating boiler. Under stairs cupboard. Down lighters. Opaque double glazed window over looking side aspect.

Outer Lobby

Tiled floor. Opaque double glazed window over looking side aspect. Tiled floor. Casement door with double glazed glass inset leading to rear. Door to:

Cloakroom

Half tiled with a suite incorporating w.c and wash hand basin with mixer tap. Expel air. Radiator. Opaque double glazed window over looking side aspect.

First Floor

Landing

Access to fully insulated and boarded loft with light accessed via a retractable ladder. Coved ceiling. Opaque double glazed window over looking side access.

Bedroom 1

12' 0" x 11' 0" (3.66m x 3.35m) Fitted wardrobes. Vanity unit with drawer units. Coved ceiling. Radiator. Double glazed window over looking front aspect.

Bedroom 2

11' 0" x 8' 9" (3.35m x 2.67m) Bespoke fitted wardrobes, vanity unit with power point and fitted mirror and drawer units. Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Bedroom 3

11' 10" x 7' 11" (3.61m x 2.41m) Fitted wardrobes. Coved ceiling. Radiator. Double glazed window over looking front aspect.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap with shower attachment, wash hand basin set into vanity unit with cupboards under w.c and walk in shower. Wall mounted medicine cabinet with lighting and shavers point. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Two opaque double glazed windows over looking front aspect.

Outside

To The Front

Tarmac driveway providing off street parking. Garden mainly laid to lawn with flower bed borders. Wooden fence and hedge boundaries. Storm porch with outside light.

To The Rear

Large wooden deck area with railed surround. Steps leading down to large crazy paved patio with brick retaining walls with further steps leading down to lawn area and further paved patio with wooden gate giving access onto Mil Meadow. Laurel hedge and wooden fence boundaries. There is a storage area under the house. Brick built workshop with light and power. Outside light point. Two wooden garden sheds. Pedestrian side access with wooden gate. .



Approximate Gross Internal Area
 Ground Floor = 66.8 sq m / 719 sq ft
 First Floor = 46.5 sq m / 500 sq ft
 Garage & Outbuildings = 15.8 sq m / 170 sq ft
 Total = 129.1 sq m / 1,389 sq ft

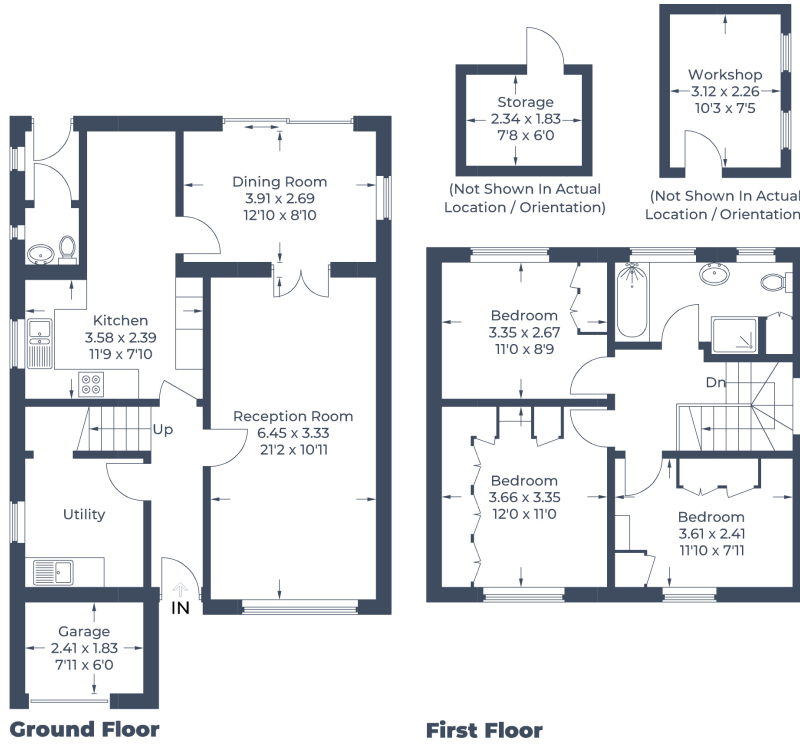


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Rodgers



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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(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