

rodgers
estate agents



Foxdell Way
Chalfont St Peter, Buckinghamshire, SL9 0PN



£650,000 Freehold

With far reaching views from the rear over the Misbourne Valley, is this pretty detached house, wonderfully positioned in a sought after, quiet, leafy residential road on the outskirts of the Village. The property has scope to extend (subject to planning) and it would be the perfect opportunity for those looking for a house which will fulfil their desire and imagination to create their own ideal family home. The ground floor comprises an entrance hall, cloakroom, lounge, dining room, kitchen and utility area. On the first floor there are two double bedrooms, shower room and separate WC. Further features include gas central heating, double glazing, off street parking and an integral garage. Brought to the market with **NO UPPER CHAIN**.

Entrance Hall

L shaped. Under stairs storage cupboards. Stairs leading to first floor and landing. Radiator.

Cloakroom

With suite incorporating WC, and wash hand basin with mixer tap and tiled splashback. Ornate opaque double glazed window overlooking front aspect.

Sitting Room

17' 3" x 10' 10" (5.26m x 3.30m) Triple aspect room with double glazed windows overlooking the front, rear and side aspects. Feature fireplace with brick surround and tiled hearth and mantle, with gas coal effect fire. Three wall light points. Two radiators. Sliding casement door, with opaque glass insets, leading to:

Dining Room

11' 1" x 9' 3" (3.38m x 2.82m) Wooden parquet flooring. Coved ceiling. Service hatch to kitchen. Radiator. Double glazed window overlooking rear aspect. Casement door, with double glazed glass insets, leading to rear.

Kitchen/Breakfast room

11' 3" x 11' 0" (3.43m x 3.35m) Double aspect room with double glazed windows overlooking side and rear aspects. Fitted with wall and base units. Work surfaces. Floor mounted central heating boiler. Stainless steel sink unit with drainer. Space for electric cooker. Space for fridge. Plumbed for washing machine. Coved ceiling. Downlighters. Radiator. Door to:

Utility Area

Fitted cupboard units. UPVC door with opaque double glazed glass inset, leading to side. Door to integral garage.

First Floor

Landing

Access to loft.

Bedroom 1

14' 3" x 12' 5" (4.34m x 3.78m) Double aspect room with double glazed windows overlooking side and rear aspects, with views over the Misbourne Valley. Built in wardrobe. Under eaves storage. Radiator.

Bedroom 2

13' 4" x 11' 1" (4.06m x 3.38m) Double aspect room with double glazed windows overlooking side and rear aspects, with views over the Misbourne Valley. Built in wardrobe. Airing cupboard with lagged cylinder and slatted shelving. Radiator.

Shower Room

Half tiled with a suite comprising a walk in shower and wash hand basin. Downlighters. Radiator. Ornate opaque double glazed window overlooking rear aspect.

Separate WC

Ornate opaque double glazed window overlooking front aspect.

Outside

Integral Garage

15' 4" x 11' 0" (4.67m x 3.35m) Up and over metal door. Access to ceiling storage. Light and power. Double glazed window overlooking side aspect.

Front Garden

Mainly laid to lawn with flower bed borders. Hedge boundaries. Outside light point. Tarmac driveway.

Rear Garden

Mainly laid to lawn with hedge and wooden fence boundaries. Flower bed borders. Paved patio areas. Outside light point. Wooden garden shed. Pedestrian side access with wooden gate.



Approximate Gross Internal Area
 Ground Floor = 74 sq m / 796 sq ft
 (Including Garage)
 First Floor = 44.9 sq m / 483 sq ft
 Total = 118.9 sq m / 1,279 sq ft

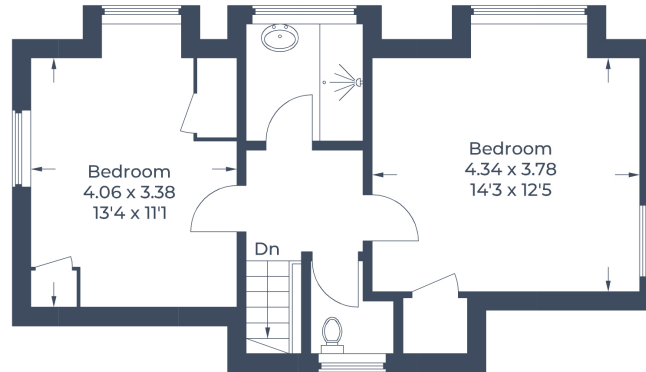
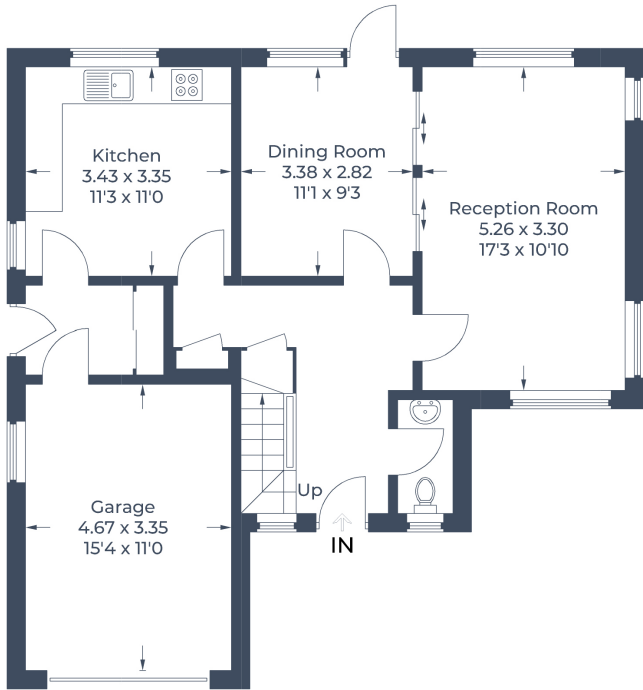


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Rodgers



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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333