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## Pheasant Walk

Chalfont St Peter, Buckinghamshire, SL9 0PW





## £895,000 Freehold

"OPEN HOUSE, SATURDAY 18th FEBRUARY FROM 10.00 A.M - CONTACT US TO BOOK A VIEWING". With far reaching views from the first floor over the Misbourne Valley, a wonderfully positioned detached house in this sought after and quiet cul-de-sac on the outskirts, and within easy reach of the village. This lovely house provides the perfect opportunity for the discerning purchaser to acquire a well proportioned home, on which they can place their own stamp, and where there is tremendous scope to develop and extend to their own taste, subject to the usual planning permissions. Presented in a clean and tidy condition, the house is in need of some modernisation and updating but is perfectly suited for a growing family and is sure to appeal to a wide audience. The accommodation on the ground floor comprises a good size entrance lobby, spacious hallway, cloakroom, lounge, dining room, kitchen/breakfast room and utility room. On the first floor there is a landing, three double bedrooms, a bathroom and separate WC. Further features include gas central heating, double glazing, off street parking for several cars, a garage and a good size rear garden.

### Enclosed Entrance Porch

Modern UPVC front door with opaque leaded light double glazed glass inset. Two opaque leaded light double glazed windows overlooking front aspect and a further, floor to ceiling opaque double glazed light window overlooking side aspect. Tiled floor. Door with opaque double glazed leaded light glass insets leading to:

### Entrance Hall

L shaped with large under stairs storage cupboard and a further storage cupboard. Stairs leading to first floor and part galleried landing. Opaque double glazed leaded light window looking into entrance porch. Coved ceiling. Radiator.

### Cloakroom

Fully tiled with a suite incorporating WC and wash hand basin set into vanity unit, with cupboard under. Coved ceiling. Opaque double glazed leaded light window overlooking front aspect.

### Living Room/Dining Room

21' 3" max x 16' 10" max (6.48m x 5.13m) Double aspect room with double glazed leaded light windows overlooking front and rear aspects. Feature marble fireplace with gas coal effect fire. Herringbone wooden parquet flooring. Dimmer switches. Radiator. Coved ceiling. Archway to dining room with herringbone parquet wooden flooring. Radiator. Dimmer switch. Double glazed leaded light window overlooking rear aspect. Double casement door with leaded light double glazed glass insets leading to patio and rear garden.



### Kitchen

12' 0" x 11' 0" (3.66m x 3.35m) Fitted with wall and base units. Tiled over work surfaces. Wood panelled walls. Double bowl stainless steel sink unit with mixer tap and drainer. Stoves range cooker. Space for upright fridge/freezer. Expel air. Radiator. Double glazed leaded light windows overlooking rear and side aspects. Sliding door to:

### Utility Room

Fitted with wall units. Viessmann wall mounted central heating boiler. Plumbed for washing machine. Modern door with opaque leaded light double glazed glass insets leading to side. Door to integral garage.

### Landing

Part galleried with airing cupboard with lagged cylinder and slatted shelving. Access to loft. Leaded light double glazed window overlooking front aspect

### Bedroom 1

16' 10" x 11' 0" (5.13m x 3.35m) Double aspect room with leaded light double glazed windows overlooking front and rear aspects. Radiator.

### Bedroom 2

11' 11" x 11' 0" (3.63m x 3.35m) Double aspect room with leaded light double glazed windows overlooking rear and side aspects. Two radiators.

### Bedroom 3

11' 11" x 10' 0" (3.63m x 3.05m) Leaded light double glazed window overlooking rear aspect. Radiator.

### Bathroom

Fully tiled with a suite incorporating bath and wash hand basin. Radiator. Wall mounted wall heater. Double glazed opaque leaded light window overlooking rear aspect.

### Separate WC

Fully tiled with a leaded light double glazed window overlooking front aspect. Under eaves storage cupboard.

### Garage

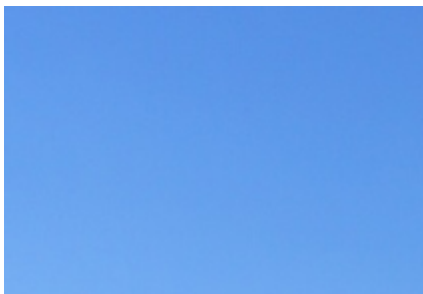
16' 0" x 10' 0" (4.88m x 3.05m) Integral garage with an up and over door. Light and power. Opaque double glazed leaded light window overlooking side aspect. Door to utility room.

### Front Garden

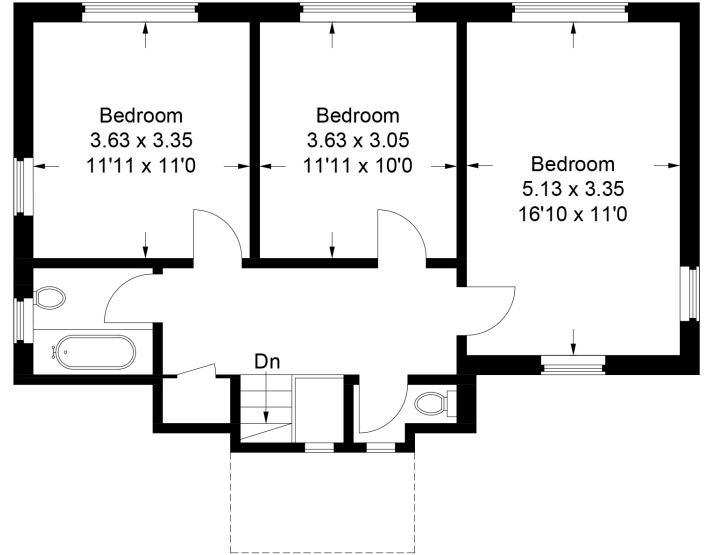
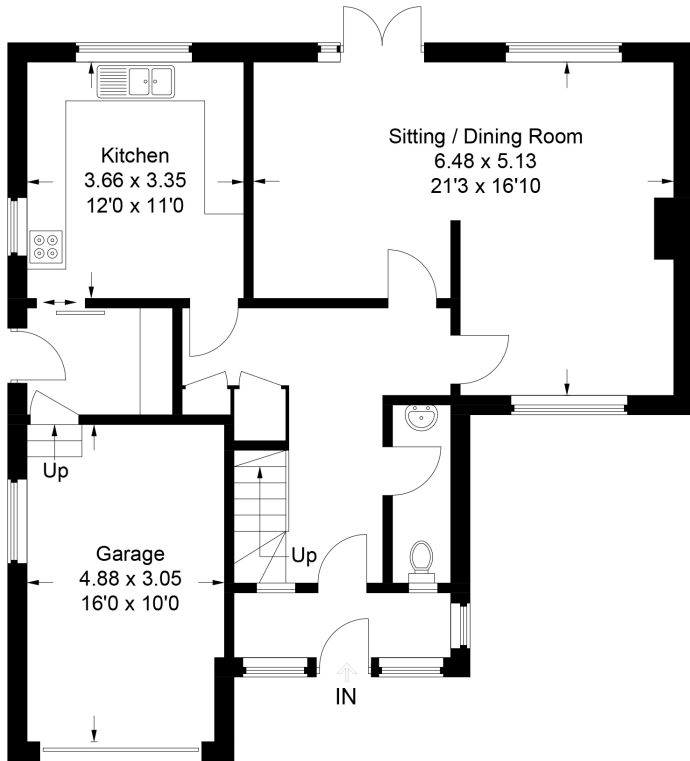
Mainly laid to lawn with a hedge border. Brick paviour and concrete driveway providing off street parking for several cars. Steps leading to front door.

### Rear Garden

Over 85' rear garden mainly laid to lawn with wooden fence boundaries and flower bed borders. Brick paved patio area. Wide variety of shrubs and plants. Greenhouse. Wooden garden shed. Coal bunker. Outside tap point. Pedestrian side access with wooden gate.



Approximate Gross Internal Area  
 Ground Floor = 82.2 sq m / 885 sq ft  
 First Floor = 57.6 sq m / 620 sq ft  
 Total = 139.8 sq m / 1505 sq ft  
 (Including Garage)



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	

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