

rodgers
estate agents



Fieldway
Chalfont St Peter, Buckinghamshire, SL9 9SH



£730,000 Freehold

A wonderfully upgraded, renovated and modernized semi-detached family home which is sure to impress. Deceptively spacious, this beautiful property is presented with great flair and attention to detail and provides a stylish modern home in this mature residential location. Offering the upmost in open plan living coupled with its low maintenance west facing garden, this fine house is sure to appeal to a wide audience. This property has been completely renovated throughout and extended over the last few years and is beautifully decorated, offering the perfect balance between style and comfort. The accommodation comprises; entrance hall, family room, lounge/ dining room, kitchen, three double bedrooms, family bathroom and shower room. Further features include gas central heating, double-glazing, off-street parking for three cars, a home office/ gym and gardens to the front and rear. The location is excellent, being within easy walking distance of the village centre with all its amenities and excellent schools.

Entrance Lobby

UPVC front door with opaque leaded light double glazed glass inset. Double glazed window. Radiator. Stairs leading to first floor and landing.

Lounge/Dining Room

21' 5" x 15' 0" (6.53m x 4.57m) Double aspect room with feature floor to ceiling double glazed windows over looking front aspect and bi fold double glazed doors leading to rear garden. Engineered oak flooring. Down lighters. Two upright radiators.

Family Room

12' 3" x 11' 6" (3.73m x 3.51m) Feature wood burning stove with granite hearth. Fitted desk, cupboards and shelf units. Engineered oak flooring. T.V point. School house radiator. Double glazed window over looking front aspect. Archway to:

Kitchen

15' 9" x 9' 11" (4.80m x 3.02m) Extremely well fitted with wall and base units. Granite work surface with splash back and further wooden work surface. Franke one and a half bowl sink unit with mixer tap and drainer. Fitted double oven. Electric hob with extractor hood over. Built in fridge/ freezer. Built in dish washer. Engineered oak flooring. Under stairs cupboard. Down lighters. Dimmer switches. Upright radiator. Double glazed window over looking rear aspect.

First Floor

Landing

Access to insulated loft with fold down ladder. Dimmer switch.

Bedroom 1

15' 0" x 10' 11" (4.57m x 3.33m) Schoolhouse radiator. Double glazed window over looking front aspect with views over the village and Misbourne Valley.

Bedroom 2

15' 0" x 9' 11" (4.57m x 3.02m) At the front School house radiator. Double glazed windows over looking front aspect with views over the village and Misbourne Valley.

Bedroom 3

11' 11" x 11' 5" (3.63m x 3.48m) School house radiator. Double glazed windows over looking rear aspect.

Bathroom

Modern white suite incorporating bath with mixer tap and hand held microphone shower, low level w.c., and wash hand basin with mixer tap set into wooden unit with shelf and cupboard unit under. Heated towel rail. Down lighters. Expel air. Opaque double glazed window over looking rear aspect.

Shower Room

Modern white suite incorporating low level w.c., wash hand basin with mixer tap set into wooden slat shelf with wrought iron rail below and walk in fully tiled walk in shower with bar shower Valve with round showerhead, hand shower and spout. Down lighters. Expel air. Opaque double glazed window over looking rear aspect.

Outside

Gym/ Home Office

16' 1" x 9' 7" (4.90m x 2.92m) Currently used for storage purposes but is ideally suitable for a gym/ home office. UPVC door with double glazed opaque glass inset and double glazed window.

Utility Room

To the rear is a wooden built utility room, well fitted with wall units and worksurface plumbed for a washing machine and tumble dryer.

To The Front

Good size enclosed garden, mainly laid to lawn with fence boundaries and flower bed borders. Block paved driveway providing off street parking for three cars. Outside tap. Paved pathway leading to front door.

To The Rear

Easy to maintain westerly facing garden mainly laid to shingle with raised flower bed borders. Outside tap. Outside lighting. pedestrian side access.



Approximate Gross Internal Area
 Ground Floor = 64.1 sq m / 690 sq ft
 First Floor = 62.5 sq m / 673 sq ft
 Outbuildings = 17.9 sq m / 193 sq ft
 Total = 144.5 sq m / 1,556 sq ft

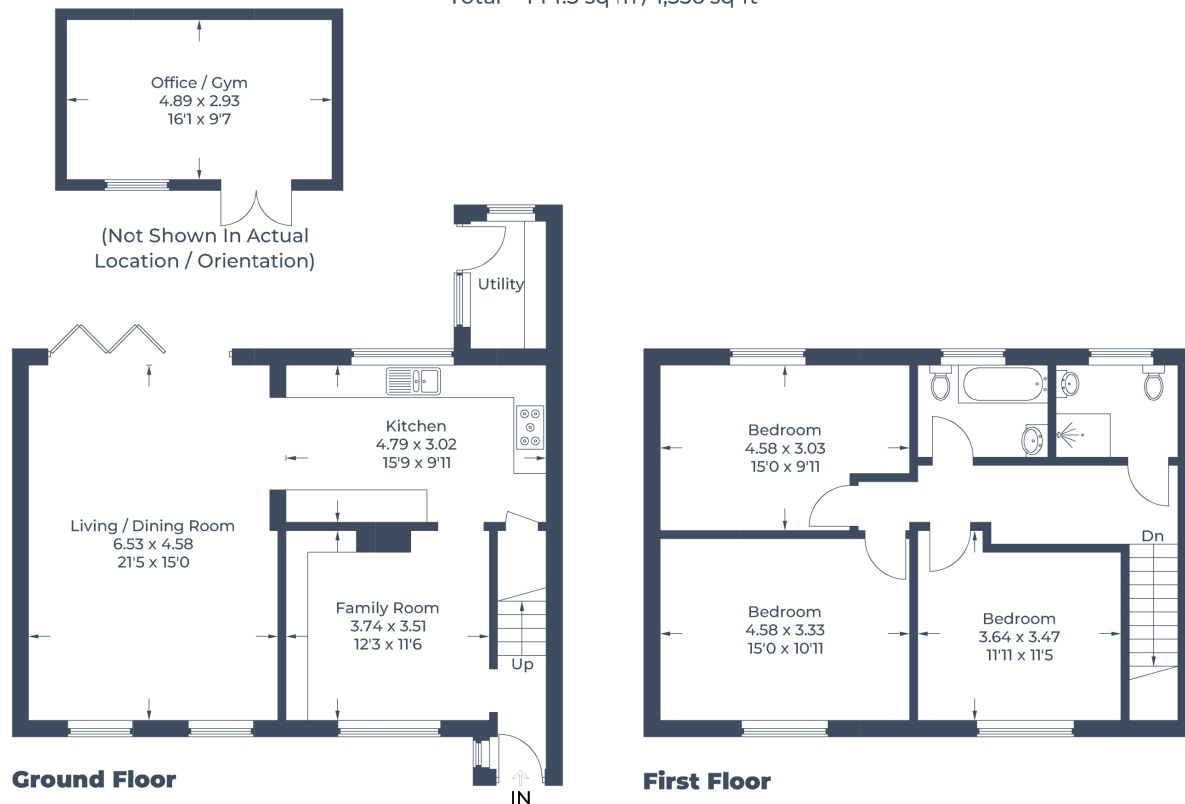


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Rodgers Estate Agents



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		86
(69-80) C	75	
(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

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