

rodgers
estate agents



The Drive

Chalfont St Peter, Buckinghamshire, SL9 0BD



£905,000 Freehold

Rodgers Estate Agents are delighted to present to the market this wonderful link detached property, tucked away at the end of a cul de sac. This fine property, with its attractive stock brick façade, offers the perfect balance of living and bedroom accommodation. The accommodation on the ground floor comprises an entrance hall, cloakroom, sitting room, open plan kitchen/family/breakfast room, conservatory and a utility room. On the first floor there are four bedrooms and two bathrooms. Further features include gas central heating, double glazing, off street parking for several cars and an easy to maintain rear garden. The property is well located being within easy walking distance of Robertswood School and the village centre with all its amenities.

Entrance Hall

Modern UPVC door with semi circular opaque double glazed window. High gloss quality laminate flooring. Cupboard housing gas and electric meters and electric consumer unit. Coved ceiling. Radiator with ornate cover. Return staircase leading to first floor and landing.

Sitting Room

17' 0" x 11' 9" (5.18m x 3.58m) A double aspect room with double glazed leaded light window overlooking front aspect and a double glazed window overlooking rear aspect. Feature marble fireplace with granite hearth and stone inset, with a gas coal effect fire. High gloss quality laminate flooring. Coved ceiling. Radiator. Casement door with double glazed glass insets leading to the rear garden.

Cloakroom

Half tiled with a modern white suite incorporating WC and wash hand basin. Under stairs cupboard. Tiled floor with under floor heating. Downlighters. Opaque double glazed window overlooking rear aspect.

Family/Kitchen/Breakfast Room

29' 10" max x 20' 0" max (9.09m x 6.10m) A stunning open plan room with high gloss quality laminate flooring. The family area is a double aspect area with leaded light double glazed windows overlooking the front aspect, and bi-folding double glazed door leading to rear garden. The kitchen is well fitted with wall and base units with granite effect work surfaces with splash backs. Sink unit with mixer tap and drainer. Fitted five ring electric Rangemaster stove with extractor hood over. Fitted dishwasher. Space for American style fridge/freezer. Breakfast counter. Downlighters. Coved ceiling. Leaded light double glazed window overlooking front aspect.

Conservatory

10' 0" x 9' 0" (3.05m x 2.74m) High gloss quality laminate flooring. Double glazed windows overlooking the rear aspect. Radiator. Double casement doors, with double glazed clear glass insets, leading to the rear garden.

Utility Room

9' 0" x 8' 9" (2.74m x 2.67m) Storage cupboards. Plumbed for washing machine. Space for dryer.

Landing

Half galleried with a double glazed window overlooking rear aspect. Coved ceiling. Dimmer switch.

Bedroom 1

16' 4" x 13' 6" (4.98m x 4.11m) Double aspect room with leaded light double glazed window overlooking front aspect and double glazed window overlooking rear aspect. Coved ceiling. Downlighters. Access to loft space. Two radiators.

Bedroom 2

12' 0" x 9' 0" (3.66m x 2.74m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

Bedroom 3

11' 0" x 8' 1" (3.35m x 2.46m) Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

Bedroom 4

9' 0" x 8' 0" (2.74m x 2.44m) Airing cupboard. Radiator. Double glazed leaded light window overlooking front aspect.

Bathroom 1

Fully tiled with a modern white suite incorporating a free standing bath with mixer tap and hand held microphone shower attachment., WC, wash hand basin with mixer tap, and walk in shower. Tiled floor. Heated chrome towel rail. Downlighters. Large storage cupboard with mirrored front. Double glazed opaque leaded light window overlooking rear aspect.

Bathroom 2

Fully tiled with a white suite incorporating bath with mixer tap, WC, wash hand basin with cupboards under, and walk in shower. Expel air. Shavers point. Heated chrome towel rail. Opaque leaded light double glazed window overlooking front aspect.

Rear Garden

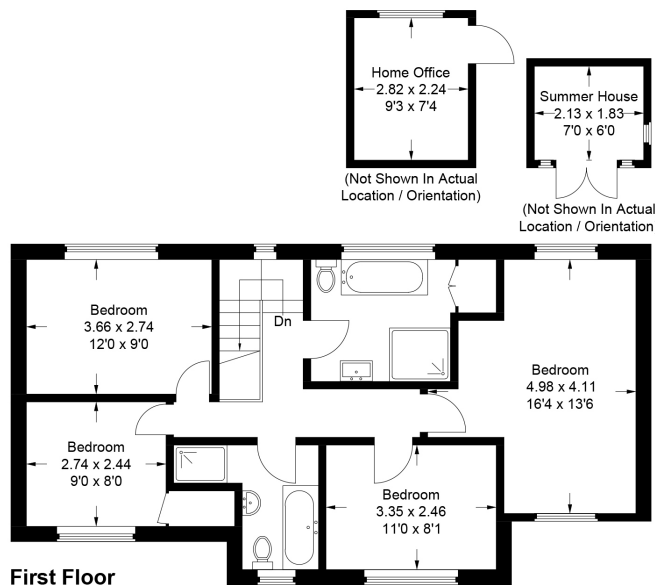
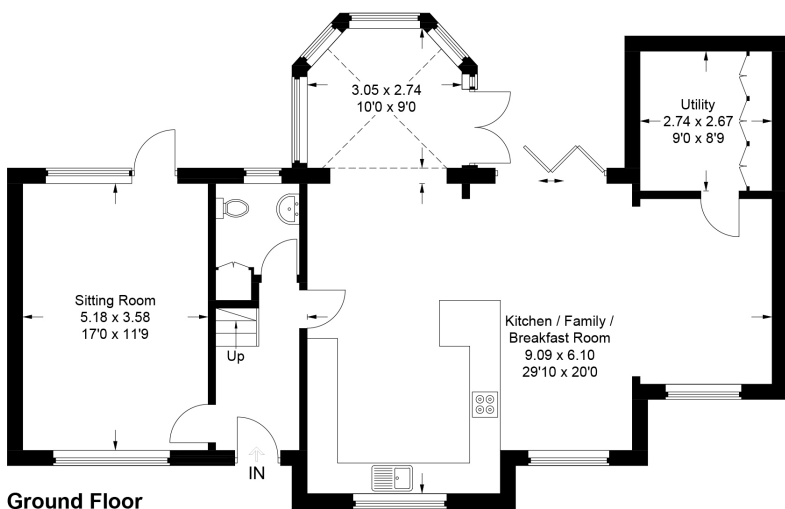
Easy to maintain terraced rear garden which has been tastefully landscaped with large paving stones, and area of lawn bordered with mature shrubbery and rockeries, tall bamboo, and raised flower beds with wooden railway sleeper borders, and wooden fence boundaries. There is a feature pond with waterfall. This space lends itself well to outdoor entertaining and family BBQs, with a wooden summer house (7'0 x 6'0) and an outside bar. There is more space to the side which houses a jacuzzi, an outdoor gym area, storage sheds and a wooden built home office (9'3" x 7'4") which has light, power, telephone line and internet connection. Double wooden gates leading to front..

Front Garden

There is a brick front garden which allows for ample off-street parking for several cars. Flower beds. Outside light point.



Approximate Gross Internal Area
 Ground Floor = 93.3 sq m / 1,004 sq ft
 First Floor = 66.6 sq m / 717 sq ft
 Home Office / Summer House = 10.3 sq m / 111 sq ft
 Total = 170.2 sq m / 1,832 sq ft



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.
 © CJ Property Marketing Ltd 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	79
(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