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estate agents

The Vale

Chalfont St Peter, Buckinghamshire, SL9 9SD

£815,000 Freehold

Rodgers Estates Agents are delighted to offer to the market this stunning semi detached house situated on a popular residential road in the heart of the village and within easy walking distance of excellent schools. This property presents to a buyer a very rare opportunity to purchase an exceptional and spacious family home which is beautifully presented and has been upgraded to a high standard throughout. The accommodation on the ground floor comprises an entrance hall, cloak room/utility room, sitting room, family room, study/play room and kitchen/diner. On the first floor there are four good size bedrooms, the master with an en suite shower room and a family bathroom. Further features include gas central heating, double glazing, off street parking for several cars and a private south westerly facing rear garden.

Ground Floor

Entrance Hall

Modern front door with opaque coloured leaded light glass insets and opaque double glazed windows either side. Quality wood flooring. Cupboard housing electric consumer unit. Wall mounted thermostat control. Stairs leading to first floor and landing.

Cloakroom/Utility Room

11' x 6' 2" (3.35m x 1.88m) Fitted with wall and base cupboard units. Granite effect work surfaces. Sink unit with mixer tap and drainer. Cupboard housing wall mounted gas central heating mega flow boiler. Plumbed for washing machine and dryer. Down lighters. Quality wood flooring. Modern white WC. Expel air. Opaque leaded light double glazed window overlooking side aspect.

Sitting Room

21' 7" x 15' (6.58m x 4.57m) Feature fireplace housing a wood burning stove with a granite hearth, flagstone base, tiled insets and wooden mantle. Quality wood flooring. Coved ceiling. Five wall light points. Dimmer switch. Radiator. Double glazed sliding patio doors leading to patio and rear garden. Casement door with clear glass insets leading to kitchen. Archway to:

Family Room

14' 2" x 11' 8" (4.32m x 3.56m) Quality wood flooring. Radiator. Feature double glazed leaded light bay window overlooking front aspect.

Study/ Playroom

14' 9" x 9' 7" (4.50m x 2.92m) Fitted cupboard units. Coved ceiling. Down lighters. Radiator. Leaded light double glazed window overlooking front aspect. Door to hallway.

Kitchen/ Diner

18' x 14' 4" (5.49m x 4.37m) Extremely well fitted with Shaker style wall and base units. Granite work surfaces with coloured glass splash backs and hidden lighting. One and a half bowl stainless steel sink unit with mixer tap. Five ring rangemaster with splash back and extractor hood over. Fitted dishwasher. Fitted fridge and freezer. Down lighters. Coved ceiling. Quality tiled flooring. Two vertical radiators. Double glazed leaded light window overlooking side aspect. Casement doors with double glazed leaded light glass insets and double glazed leaded light windows either side leading to patio and rear garden.

First Floor

Landing

Bedroom 1

14' x 14' (4.27m x 4.27m) Quality bespoke full wall length fitted wardrobes. Access to loft. Dimmer switch. Radiator. Double glazed leaded light window overlooking front aspect. Door to:

En Suite Shower Room

Fully tiled with a modern white suite incorporating, Duravit WC, wash hand basin with mixer tap and drawer units under and walk in shower. Expel air. Down lighters. Heated towel rail. Opaque double glazed leaded light window overlooking side aspect.

Bedroom 2

14' 8" x 10' (4.47m x 3.05m) "L" shaped. Under eaves storage cupboards. Radiator. Double glazed leaded light window overlooking rear aspect.

Bedroom 3

12' x 11' 1" (3.66m x 3.38m) Walk in wardrobe. Radiator. Double glazed leaded light window overlooking front aspect.

Bedroom 4

12' 3" x 7' 6" (3.73m x 2.29m) Radiator. Double glazed leaded light window overlooking rear aspect. Airing cupboard with hot water cylinder.

Bathroom

Fully tiled with a modern white suite incorporating, WC, bath with mixer tap, wash hand basin with mixer tap and drawer units under and walk in shower unit. Electric under floor heating. Down lighters. Expel air. Heated towel rail. Opaque double glazed leaded light window overlooking rear aspect.

Outside

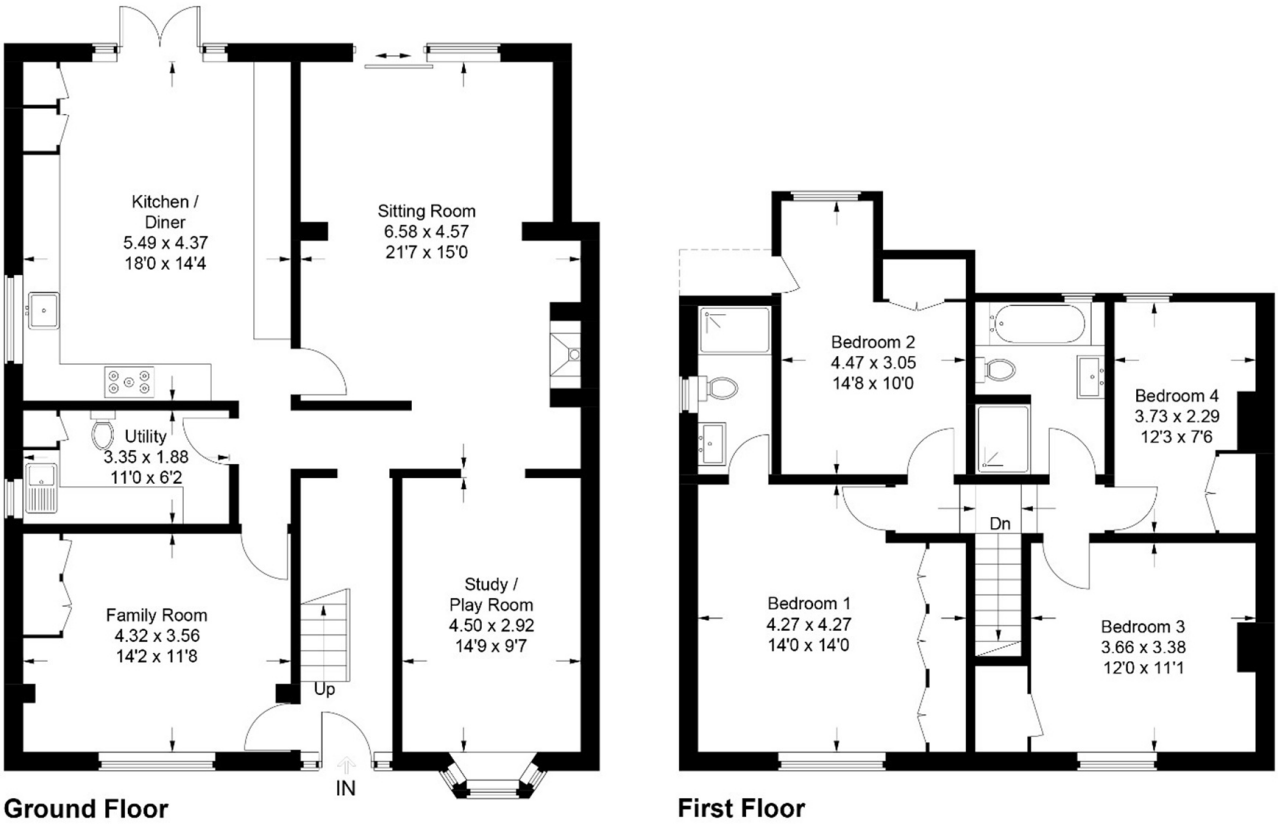
Front Garden

Area laid to lawn. Wooden fence and hedge borders. Box hedging. Outside light point. Red brick paviour driveway providing off street parking for several cars.

Rear Garden

South westerly facing garden mainly laid to lawn with fence and post borders. Paved patio with brick retaining wall. Flower bed borders. Wooden garden shed. Outside tap. Outside gas meter cupboard. Outside light. Pedestrian side access with wooden gate.

Approximate Gross Internal Area
Ground Floor = 100.5 sq m / 1,082 sq ft
First Floor = 69.5 sq m / 748 sq ft
Total = 170.0 sq m / 1,830 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.
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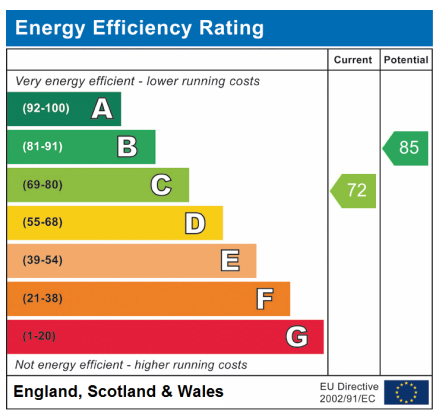

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30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersestates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersestates.com