



Foxdell Way
CHALFONT ST PETER, SL9 0PN



£699,950

With stunning views over open countryside, a deceptively spacious semi detached property situated on a premier residential road on the outskirts of the village. Redesigned and modernised by the present owner, the house integrates beautifully into this split level site and the the lower garden level could be used as separate accommodation. The ground floor houses the main reception and entertainment areas – wonderfully bright with an open plan design with the kitchen, dining and living areas occupying the central section of the house. The master bedroom with shower room en suite and dressing room is on this floor together with a cloakroom. The lower garden level has a family room/ bedroom, utility room and full bathroom. On the first floor there are a further two bedrooms. Further features include off street parking, integral store room and a westerly facing rear garden.

RECEPTION HALL

Wooden front door with opaque ornate leaded light glass inset. Wood laminate flooring. Coved ceiling. Wall thermostat control. Radiator. Double glazed window over looking front aspect. Stairs with under stairs cupboards leading to first floor. Door leading to the main reception area and to:

INNER LOBBY

Wood laminate flooring. Storage cupboard. Coved ceiling. Stairs leading to lower ground floor and door to master bedroom suite and cloakroom.

CLOAKROOM

White suite incorporating w.c and wash hand basin with mixer tap and tiled splash back. Expel air. Wood laminate flooring. Radiator.

LIVING ROOM/ KITCHEN/ DINING ROOM

32' 11" x 15' 1" (10.04m x 4.60m) Triple aspect room with double glazed windows over looking front, side and rear aspects with stunning views to the rear over the Misbourne Valley. Feature fireplace with marble heath and mantle, granite inset and gas "coal effect fire". Wood laminate flooring. Three radiators. Down lighters. Dimmer switches. T.V point and Virgin cable. The kitchen area is well fitted with wall and base units with granite worksurfaces with glass splash backs. Breakfast counter/ bar with granite worksurface. Sink unit. Five ring gas hob with extractor hood over and fitted oven under. Integral fridge/ freezer. Built in grill/ microwave. Fitted dishwasher. Casement door with opaque glass insets leading to side access.

MASTER BEDROOM

11' 10" x 8' 7" (3.61m x 2.62m) Coved ceiling. Radiator. Double glazed window over looking rear aspect. Door to en suite shower room and double casement doors with clear glass insets leading to:

DRESSING ROOM

8' x 6' 7" (2.44m x 2.00m) Fitted wardrobes with sliding mirrored fronts with hanging space and fitted shelving. Coved ceiling.

EN SUITE SHOWER ROOM

White suite incorporating fully tiled walk in shower, wash hand basin with mixer tap and tiled splash back set into vanity unit with cupboards under and w.c. Down lighters. Opaque double glazed window over looking rear aspect.

BEDROOM 2

13' 11" x 12' 5" (4.25m x 3.78m) Under eave storage space. Radiator. Double glazed window over looking rear aspect with stunning views over the Misbourne Valley.

BEDROOM 4

11' 11" x 10' 7" (3.64m x 3.22m) "L" shaped. Radiator. Double glazed windows over looking rear aspect with stunning views over the Misbourne Valley.

HALLWAY

Under stairs storage cupboard. Radiator.

BEDROOM 3/ FAMILY ROOM

13' 1" x 10' 8" (3.99m x 3.25m) Built in wardrobes and storage cupboards. Radiator. Casement doors with leaded light double glazed glass insets leading to rear garden with double glazed leaded light windows either side.

BATHROOM

Suite incorporating walk in fully tiled shower, w.c, wash hand basin set into tiled vanity unit and bath with mixer tap. Expel air. Electric wall heater. Down lighters. Shavers point. Storage cupboard. Radiator. Opaque double glazed windows over looking rear aspect.

UTILITY ROOM

Large fitted cupboard housing lagged cylinder and slatted shelving. Plumbed for washing machine. Vented for dryer. Recently fitted Worcester Bosch Greenstar Ri gas boiler unit. Radiator. Casement door with opaque glass insets leading to side access.

STORAGE AREA

15' 5" max x 11' 9" max (4.70m x 3.57m)

FRONT GARDEN

Mainly laid to lawn with flower bed borders. Driveway providing off street parking. Storm porch with light point.

GARAGE STORE

9' 2" x 8' 1" (2.80m x 2.46m) Electric light and power. Up and over metal door.

SIDE & REAR GARDENS

Westerly facing with rear garden mainly laid to lawn with dwarf brick wall and wooden fence boundaries. Raised brick built terrace with inset fish pond. Two areas of red brick patio areas, one a courtyard area to the side approached via steps via a brick built archway and the other in the lawn area. Pedestrian side access with wrought iron gate with a brick built storage shed with perspex roof and further wrought iron pedestrian gate. Outside tap with automated watering irrigation system.

GENERAL

If you are moving into the area Foxdell Way is one of the sought after roads to move into. This home is perfectly positioned to appreciate the Chilterns with stunning views and delightful cycle or walks to Chiltern Open Air Museum or Rowlands Garden Centre. Only a few minutes drive into Chalfont St Peter village and makes it a convenient position for the shops and local amenities.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoner's Grammar School for Boys. Transportation pick-up points are close to the property. The area is well served for sporting facilities with local community tennis club, The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area.

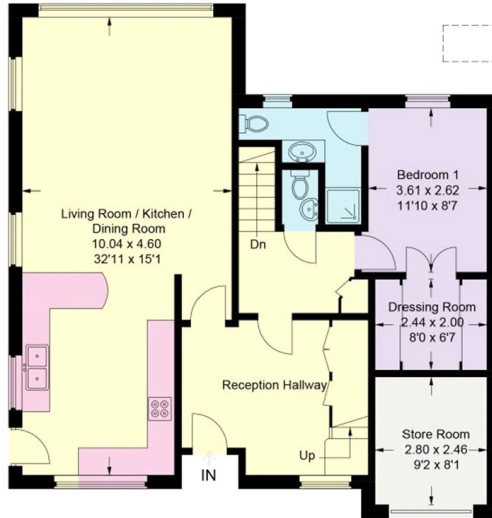


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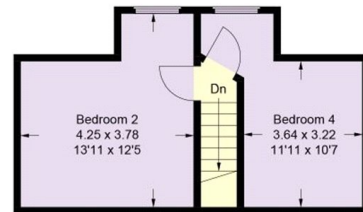
Approximate Gross Internal Area
 Lower Ground Floor = 42.7 sq m / 460 sq ft
 Ground Floor = 84.5 sq m / 909 sq ft
 First Floor = 27.5 sq m / 296 sq ft
 Store Room = 6.9 sq m / 74 sq ft
 Total = 161.6 sq m / 1,739 sq ft
 (Excluding Lower Ground Floor Storage)



Lower Ground Floor



Ground Floor



First Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	62	71
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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