



Fieldway
CHALFONT ST PETER, SL9 9SH



£750,000

A deceptively spacious detached house, quietly positioned in this sought after residential road within a stone's throw of the village centre with all its amenities and excellent schools. The property has been very well maintained, extended and upgraded by the current owner and the result is a wonderful family home with spacious light filled accommodation finished to a high standard. On the ground floor there is a cloakroom off the entrance hall, which in turn leads to a front aspect sitting room and then a stunning fitted kitchen/breakfast/ family area with sliding doors leading to the rear garden. Off this room is the study. On the first floor there are three double bedrooms, a shower room and "jack & jill bathroom". Further features include gas central heating, electric under floor heating on the ground floor, double glazing, off street parking for numerous cars and a south westerly facing rear garden.

ENTRANCE HALL

Modern front door with opaque double glazed leaded light glass insets. Quality tiled floor with underfloor electric heating. Under stairs cupboard. Two wall light points. Down lighters. Double glazed window over looking side aspect. Stairs leading to first floor and landing.

CLOAKROOM

Modern white suite incorporating w.c and corner wash hand basin with mixer tap. Quality tiled floor with underfloor electric heating. Expel air. Opaque double glazed window over looking side aspect.

SITTING ROOM

17' 9" x 17' 2" (5.41m x 5.23m) Wood effect tiled flooring with underfloor electric heating. Four wall light points. Radiator. Two double glazed windows over looking front aspect. Folding wooden doors with frosted glass insets leading to:

KITCHEN/BREAKFAST AND FAMILY ROOM

21' max x 19' 8" max (6.41m x 5.99m) Extremely well fitted with wall and base high gloss units. Granite worksurfaces. One and a half bowl sink unit with Quooker hot water tap. Built in combi oven, conventional oven and warming drawer. Fitted dishwasher. Plumbed for washing machine. Built in fridge and freezer. Feature centre island with granite worksurface with fitted four ring induction hob with chimney extractor hood over and breakfast counter. Down lighters. T.V point. Upright radiator. Quality tiled floor with underfloor electric heating. Casement door with opaque double glazed glass insets leading to side access. Sliding double glazed patio doors leading to rear garden. Door to:

STUDY

8' 8" x 8' 1" (2.63m x 2.46m) Quality tiled floor with underfloor electric heating. Wall mounted central heating boiler unit. Double glazed window over looking rear aspect.

LANDING

Access to loft. Radiator. Double glazed window over looking side aspect.

BEDROOM 1

15' 1" x 11' 6" (4.60m x 3.51m) Fitted wardrobes and chest of drawers. Coved ceiling. Radiator. Double glazed window over looking rear aspect. Door to "Jack & Jill" bathroom.

BEDROOM 2

13' 1" x 11' 9" (4.00m x 3.59m) Walk in wardrobe. Coved ceiling. Radiator. Double glazed windows over looking front aspect with far reaching views over the Misbourne Valley.

BEDROOM 3

11' 1" x 9' 9" (3.38m x 2.97m) Coved ceiling. Radiator. Double glazed window over looking side aspect.

"JACK & JILL" BATHROOM

Modern white suite incorporating bath with mixer tap and shower attachment, w.c, wash hand basin and walk in fully tiled shower. Expel air. Down lighters. Chrome radiator. Opaque double glazed window over looking side aspect. Door to landing and bedroom 1.

SHOWER ROOM

Fully tiled with a modern white suite incorporating w.c, wash hand basin with mixer tap and walk in shower. Down lighters. Heated chrome towel rail. Opaque double glazed window over looking side aspect.

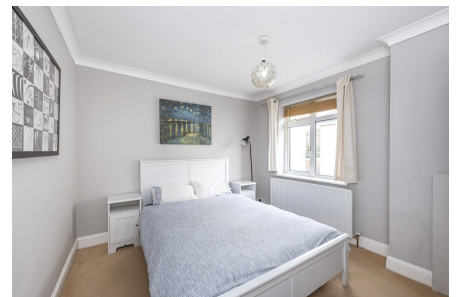
FRONT GARDEN

A brick paved driveway providing off street parking for numerous cars. Large flower border with railway sleeper surround. Wooden fence and hedge boundaries. Outside light points. Steps leading to the front door.

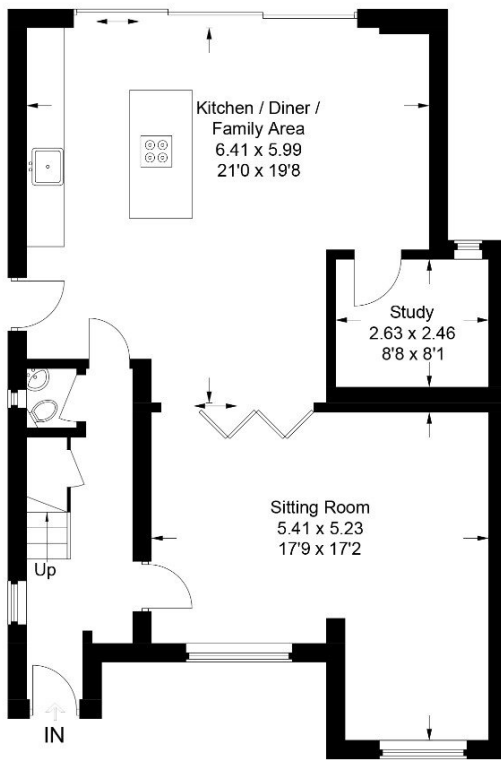
REAR GARDEN

South westerly facing with a paved patio areas and wooden decking perfect for "Al Fresco" dining. Flower bed borders. Fence and hedge boundaries. Lawn area. Pedestrian side access with wooden gate. Outside light points. Two wooden garden sheds, the larger having power.

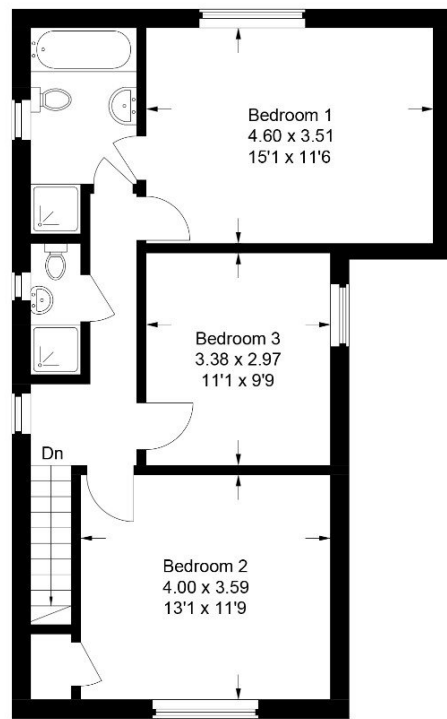
Draft details awaiting vendors approval



Approximate Gross Internal Area
 Ground Floor = 74.2 sq m / 799 sq ft
 First Floor = 57.3 sq m / 617 sq ft
 Total = 131.5 sq m / 1,416 sq ft



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

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