



Foxdell Way
CHALFONT ST PETER, SL9 0PL



£995,000

With stunning and far reaching views to the front over the Misbourne valley, a deceptively spacious detached home which is ideally situated in this premier residential road within easy reach of the village. The house, which is situated within both the Dr Challoner's boys and girls grammar schools catchment area, is presented in excellent decorative order and is perfectly suited for a growing family and is sure to appeal to a wide audience. The accommodation comprises of an entrance lobby, hallway, cloakroom, lounge/ dining room, sitting room, study, kitchen/ breakfast room, utility room, four double bedrooms, master with en suite, a bathroom and separate w.c. Further features include gas central heating, double glazing, off street parking, a garage and gardens to the front and rear.

ENTRANCE LOBBY

UPVC door with an ornate opaque glass inset. Tiled floor. Two double glazed windows overlooking front aspect. Wooden door with opaque glass insets leading to:

ENTRANCE HALL

Under stairs storage cupboard. Amtico flooring. Coved ceiling. Wall mounted thermostat control. Wall light point. Radiator. Two opaque windows looking into the entrance lobby. Stairs leading to first floor and landing.

CLOAKROOM

Fully tiled with a white suite incorporating w.c and wash hand basin with cupboard under. Tiled floor. Expelair.

LOUNGE/DINING ROOM

21' 3" max x 16' 11" max (6.47m x 5.15m) "L" shaped double aspect room with double glazed windows overlooking rear and side aspect. Wide casement doors with double glazed glass insets leading to patio and rear garden. Feature fireplace with a wooden mantle and marble hearth and inset with gas "coal effect" fire. Coved ceiling. Four wall light points. Service hatch to kitchen. Three radiators.

SITTING ROOM

15' 5" x 12' 7" (4.69m x 3.83m) Double aspect room with double glazed windows overlooking the front aspect. Radiator.

STUDY

11' 11" x 9' 11" (3.64m x 3.02m) Double aspect room with double glazed windows over looking front aspect. Radiator.

KITCHEN/BREAKFAST ROOM

12' x 10' 11" (3.65m x 3.34m) Double aspect room with double glazed windows over looking side and rear aspects. Well fitted with wall and base units. Granite work surfaces and breakfast counter. One and a half bowl stainless steel sink unit with mixer tap. Tiling over work surfaces. Built in five ring gas hob. Built in combination microwave/oven/grill. Fitted dishwasher. Amtico flooring. Gas central heating boiler. Down lighters. Radiator. Double glazed window over looking rear aspect. Door to:

UTILITY ROOM

7' 5" x 5' 4" (2.26m x 1.62m) Fitted with wall and base units. Stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine. Radiator. Door to:

STORE ROOM

Space for fridge/ freezer. Two casement doors with opaque double glazed windows leading to front and rear.

LANDING

Access to loft. Window overlooking front aspect.

BEDROOM 1

15' 5" x 12' 6" (4.70m x 3.81m) Double aspect room with double glazed windows overlooking front aspect. Walnut wooden floor. Radiator. Door to:

EN SUITE SHOWER ROOM

Fully tiled with a white suite incorporating walk in shower, w.c and wash hand basin with mixer tap. Tiled floor. Heated towel rail. Ornate opaque double glazed window overlooking side aspect.

BEDROOM 2

12' x 10' 11" (3.65m x 3.34m) Double aspect room with double glazed windows overlooking rear and side aspects. Fitted wardrobes. Coved ceiling. Radiator.

BEDROOM 3

12' x 10' (3.65m x 3.05m). Fitted wardrobes. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

BEDROOM 4

12' x 10' 10" (3.65m x 3.29m) Radiator. Double glazed window overlooking rear aspect.

BATHROOM

Suite incorporating bath with shower attachment, fully tiled walk in shower and wash hand basin with mixer tap set into vanity unit with cupboard under. Shavers point. Tiled floor. Downlighters. Airing cupboard with lagged cylinder and slatted shelving. Expel air. Opaque double glazed window overlooking side aspect.

SEPARATE WC

Fully tiled with a white suite incorporating WC and wash hand basin. Under eaves storage. Double glazed window overlooking front aspect.

GARAGE

15' 5" x 9' 1" (4.70m x 2.76m) With roller door. Light and power.

FRONT GARDEN

Mainly laid to lawn with hedge boundary and flower bed borders. Steps with wrought iron handrail leading to front door. Outside light point. Tarmac drive way providing off street parking for three cars.

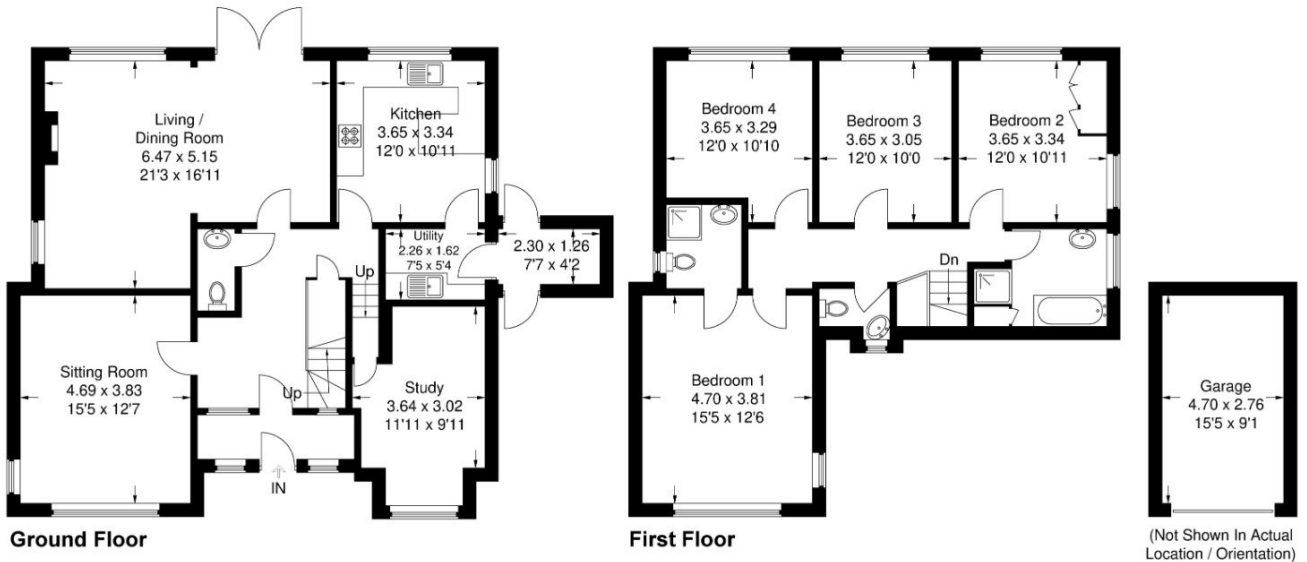
REAR GARDEN

Circa 60' garden mainly laid to lawn with wooden fence boundaries and flower bed borders. Variety of shrubs and trees. Paved patio areas. Paved pathways. Outside light point. Outside tap point. Wooden garden shed. Pedestrian side access.

Draft details awaiting vendor's approval.



Approximate Gross Internal Area
 Ground Floor = 101.4 sq m / 1,091 sq ft
 First Floor = 75.6 sq m / 814 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 190.2 sq m / 2,047 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		70
(55 to 68)	D	56	
(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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