



Wheatley Way
CHALFONT ST PETER, SL9 0JE



£865,000

An extended detached house with scope to extend further (subject to p.p) situated on a quiet residential road on the Chalfont Common side of the village. Properties such as this always attract strong interest from families looking to upgrade to a larger home. The house is within walking distance of Robertswood School and only a short distance from the village with all its amenities including shops, restaurants, churches and a selection of excellent junior and senior schools. The accommodation comprises of an entrance hall, cloaks, lounge, dining room, kitchen/ breakfast room, four bedrooms, master with en suite bathroom and a family bathroom. Further features include gas central heating, double glazing, circa a 70' south facing rear garden, off street parking and an integral garage.

ENTRANCE HALL

Front door with opaque leaded light glass inset. Radiator. Stairs leading to first floor and landing. Under stairs storage cupboard. Double glazed window overlooking front aspect.

CLOAKROOM

White suite incorporating WC and corner wash hand basin with mixer tap and tiled splashback. Radiator. Double glazed window overlooking front aspect.

LOUNGE

19' 3" x 11' 9" (5.86m x 3.58m) Fireplace with marble hearth. Coved ceiling. Two wall light points. Casement door with double glazed glass insets leading to the patio and rear garden. Radiator. Double glazed windows overlooking front and rear aspects. Double casement doors with opaque glass insets leading to:

DINING ROOM

18' 3" x 8' 3" (5.56m x 2.51m) A double aspect room with double glazed windows overlooking rear aspect. Two wall light points. Service hatch to kitchen. Radiator.

KITCHEN/BREAKFAST ROOM

19' x 8' 3" (5.79m x 2.51m) Well fitted with wall and base units. Work surfaces with tiled splashbacks. Built in double oven. Fitted four ring electric hob with expel air over. Plumbed for washing machine and dishwasher. Space for fridge. One and a half bowl sink unit with mixer tap and drainer. Casement door with opaque glass insets leading to side access. Radiator. Two opaque windows overlooking side aspect. Double glazed window overlooking rear aspect.

LANDING

Access to loft. Radiator. Window overlooking front aspect.

BEDROOM 1

17' x 11' (5.18m x 3.35m) 17' x 11' (5.18m x 3.35m) Radiator. Two windows overlooking rear aspect. Door to:

EN SUITE BATHROOM

White suite incorporating bath, wash hand basin and WC. Expel air. Radiator. Opaque window overlooking side aspect.

BEDROOM 2

11' 3" x 11' (3.42m x 3.35m) Built in double wardrobe. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Window overlooking front aspect.

BEDROOM 3

11' 9" x 10' (3.58m x 3.04m) Radiator. Window overlooking front aspect.

BEDROOM 4

12' 4" x 8' 8" (3.75m x 2.65m) 12' 4" x 8' 8" (3.75m x 2.65m) Radiator. Window over looking rear aspect.

BATHROOM

White suite incorporating bath with wall shower attachment, WC and wash hand basin. Heated chrome towel rail. Shavers point. Expel air.

GARAGE

16' x 7' 9" (4.88m x 2.36m) Up and over door. Power and light. Side aspect window. Pedestrian access door to side.

FRONT GARDEN

Brick paved driveway providing off street parking. Semi circular flower bed with shingle inset and dwarf red brick wall. Two outside wall light points.

REAR GARDEN

Circa 70' south facing rear garden mainly laid to lawn with flowerbed borders. Paved patio area. Wide variety of shrubs and plants. Wooden fence boundaries. Wooden garden shed. Outside tap. Outside light points. Pedestrian side access with wooden gate.

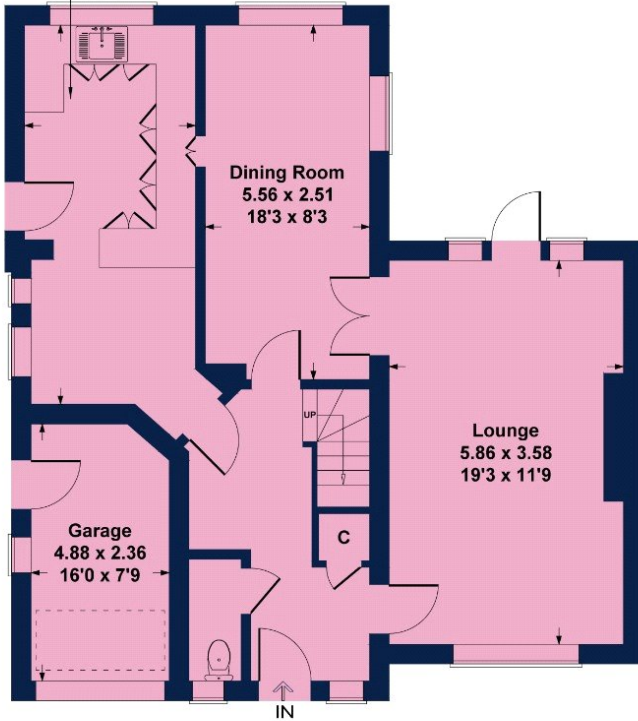
Draft details awaiting vendors approval



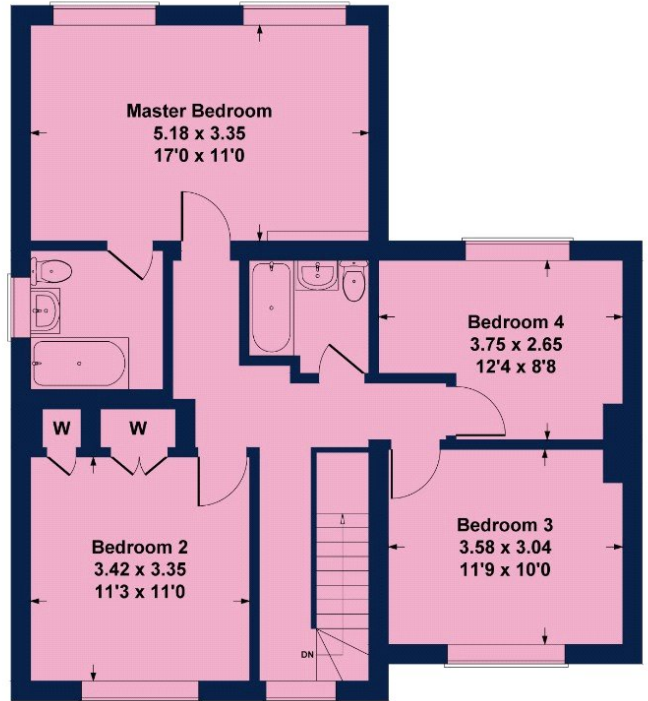
25 Wheatley Way

Approximate Gross Internal Area
 Ground Floor = 64.9 sq m / 699 sq ft
 First Floor = 74.5 sq m / 801 sq ft
 Garage = 8.1 sq m / 87 sq ft
 Total = 147.5 sq m / 1587 sq ft

Kitchen/Breakfast Room
 5.79 x 2.51
 19'0 x 8'3



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2020
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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		
(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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