



Deanacre Close
CHALFONT ST PETER, SL9 0NW



£699,950

An impressive, extended link detached family home situated on this popular cul-de-sac on the outskirts of the village. The house is situated in an elevated position which provides delightful views to the front over the Misbourne Valley. In lovely condition throughout the accommodation on the ground floor comprises of an entrance hall, cloakroom, sitting room, kitchen/ dining room and a family room/ study. On the first floor there are four bedrooms, master with a fitted shower and wash hand basin and a family bathroom. Further features include gas central heating, double glazing, off street parking, garage and gardens front and rear. The property is within easy reach of the village with all its amenities and is close to excellent schools.

ENTRANCE HALL

Front wooden door with opaque glass insets. Coved ceiling. Radiator. Stairs leading to first floor and landing.

CLOAKROOM

White suite incorporating WC and wash hand basin with tiled splashback and cupboard under. Storage cupboard. Opaque double glazed window overlooking front aspect.

SITTING ROOM

15' 8" x 15' 3" (4.78m x 4.65m) Feature marble fireplace with pebble effect electric heater inset. Coved ceiling. Radiator. Double glazed windows overlooking front aspect.

DINING AREA

9' 11" x 9' 7" (3.02m x 2.92m) Fitted cupboard units. Tiled floor with under floor heating. Down lighters. Radiator. Double glazed window overlooking side aspect. Casement door with opaque double glazed glass insets leading to side access.

KITCHEN

9' 11" x 8' 11" (3.02m x 2.72m) Well fitted with wall and base units. Black granite worksurfaces with splashbacks. Stainless steel one and a half bowl sink unit with mixer tap. Space for five ring rangemaster gas cooker with extractor hood over. Plumbed for washing machine and dishwasher. Space for large upright fridge/freezer. Down lighters. Tiled floor with under floor heating. Wall mounted central heating boiler unit. Double glazed window overlooking rear aspect.

FAMILY ROOM/STUDY

20' 1" x 9' 3" (6.12m x 2.82m) Quality wood flooring. Coved ceiling. Two radiators. Casement doors with double glazed glass insets with double glazed windows either side leading to patio and rear garden.

LANDING

Access to loft.

BEDROOM 1

15' 5" x 11' 5" (4.70m x 3.47m) Double aspect room with double glazed windows overlooking front and side aspects. Full wall length floor to ceiling fitted wardrobes. Walk in fully tiled shower. Fitted wash hand basin with cupboard under and tiled splashback. Radiator.

BEDROOM 2

11' 3" x 9' 10" (3.43m x 3.00m) Airing cupboard. Radiator. Double glazed windows overlooking rear aspect.

BEDROOM 3

9' 2" x 7' 7" (2.79m x 2.31m) Radiator. Double glazed window overlooking front aspect.

BEDROOM 4

8' 1" x 6' 11" (2.46m x 2.11m) Radiator. Double glazed window overlooking rear aspect.

BATHROOM

Majority tiled with a white suite incorporating bath with wall shower unit, WC and wash hand basin with cupboard under. Radiator. Opaque double glazed window overlooking side aspect.

GARAGE

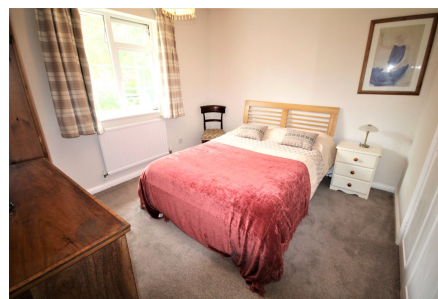
17' 1" x 8' 10" (5.21m x 2.69m) Up and over garage door. Light and power.

FRONT GARDEN

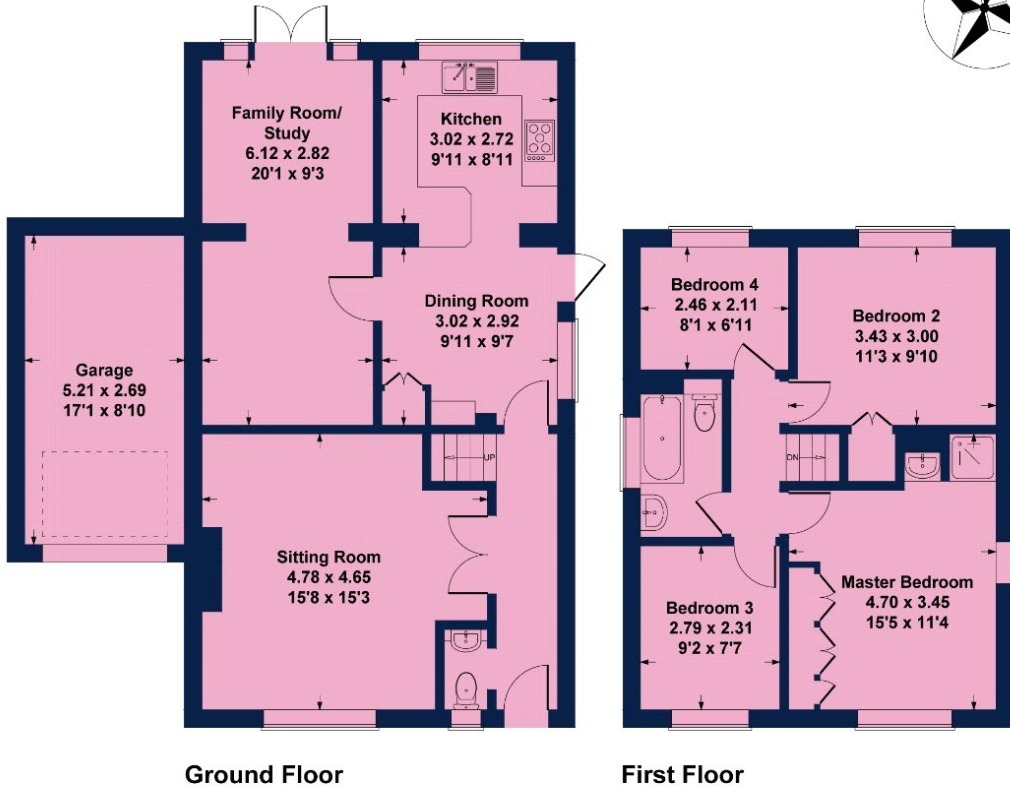
Mainly laid to lawn with paved pedestrian pathway leading to a storm porch and the front door. Variety of plants and shrubs. Brick retaining wall. Off street parking for three cars.

REAR GARDEN

A delightful rear garden mainly laid to lawn with wooden fence boundaries. Flower bed borders with a variety of plants and shrubs. A variety of small trees. Paved patio area with retaining wall with red brick top. Crazy paved pathway leading to the rear of the garden. Outside tap point. Outside light points. Pedestrian side access with wooden gate.



2 Deanacre Close
Approximate Gross Internal Area
Ground Floor = 65.0 sq m / 700 sq ft
First Floor = 46.0 sq m / 495 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 125.3 sq m / 1349 sq ft



Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	61	
(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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