



## Joiners Way

CHALFONT ST PETER, SL9 0BH



## £665,000

Approaching 1,600 square feet, a deceptively spacious house situated at the end of a cul de sac, within easy walking distance of the village centre with all its amenities and excellent schools. With flexible accommodation, the property is in excellent condition throughout and an internal inspection is highly recommended. The accommodation on the ground floor comprises an entrance hall, cloakroom, lounge/dining room, family room/bedroom 5, study/home office, sun room, kitchen and utility room. On the first floor there are four good size bedrooms, master with en suite shower room. and a family bathroom. Features include gas central heating, double glazing, off street parking for several cars and gardens front and rear.

### ENTRANCE HALL

Modern front door with opaque double glazed glass insets. Quality wood flooring. Coved ceiling. Radiator.

### SITTING ROOM

22' 8" x 11' 10" (6.90m x 3.61m) Feature fireplace with marble hearth and surround with a staggered wooden mantle. Quality wood flooring. Coved ceiling. Staircase leading to first floor with under stairs cupboard. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### FAMILY ROOM/BEDROOM 5

12' x 10' 9" (3.66m x 3.28m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

### STUDY/HOME OFFICE

18' 10" x 8' 6" (5.74m x 2.58m) Extremely well fitted with built in desk worktops, cupboards and storage cupboards. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

### GARDEN ROOM

10' 4" x 8' 8" (3.15m x 2.64m) Radiator. Wood flooring. Down lighters. Double glazed windows overlooking rear aspect. Double casement doors, with double glazed glass insets, leading to rear garden.

### KITCHEN

9' 10" x 9' (2.99m x 2.75m) Well fitted with wall and base units. Wood effect work surfaces with tiled splash backs. One and a half bowl sink unit with mixer tap and drainer. Four ring electric hob with brushed steel splash back and extractor hood over. Built in oven. Space for microwave. Built in dishwasher. Space for upright fridge. Space for freezer. Radiator. Double glazed window overlooking front aspect. Door to:

### UTILITY ROOM

7' 7" x 5' 10" (2.32m x 1.78m) Wall cupboard units. Work surface. Tiled floor. Plumbed for washing machine and dryer. Wall mounted central heating boiler. Radiator. Double glazed window overlooking front aspect. Door to:

## CLOAKROOM

White suite incorporating WC and wash hand basin set into vanity unit with cupboards under. Tiled floor. Wall light point. Coved ceiling. Radiator. Double glazed window.

## LANDING

Airing cupboard with lagged cylinder and slatted shelving. Access to insulated and boarded loft with fold down ladder.

## BEDROOM 1

15' 1" x 10' 10" (4.61m x 3.30m) Fitted slide robes. Coved ceiling. Dimmer switch. Radiator. Double glazed window overlooking front aspect. Door to:

## EN SUITE SHOWER ROOM

Fully tiled with a modern white suite incorporating a walk in shower, WC, and wash hand basin with mixer tap. Coved ceiling. Shaver's point. Down lighters. Expel air. Heated towel rail. Ornate opaque double glazed window overlooking rear aspect.

## BEDROOM 2

13' 11" x 11' (4.24m x 3.35m) Full wall length floor to ceiling fitted wardrobes. Coved ceiling. Radiator. Double glazed window overlooking front aspect.

## BEDROOM 3

11' 7" x 10' 7" (3.53m x 3.23m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

## BEDROOM 4

10' 9" x 7' 3" (3.28m x 2.21m) Built in wardrobe and cupboard. Dado rail. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

## BATHROOM

Fully tiled with a modern white suite incorporating a bath with mixer tap and shower attachment, WC, and wash hand basin set into vanity unit with drawers and cupboard under. Down lighters. Heated chrome towel rail. Two ornate opaque double glazed windows.

## FRONT GARDEN

Garden mainly laid to lawn. Wooden fence boundaries and hedging. Flower beds. Outside tap point and electrical socket. Herringbone brick paved driveway providing off street parking for several cars.

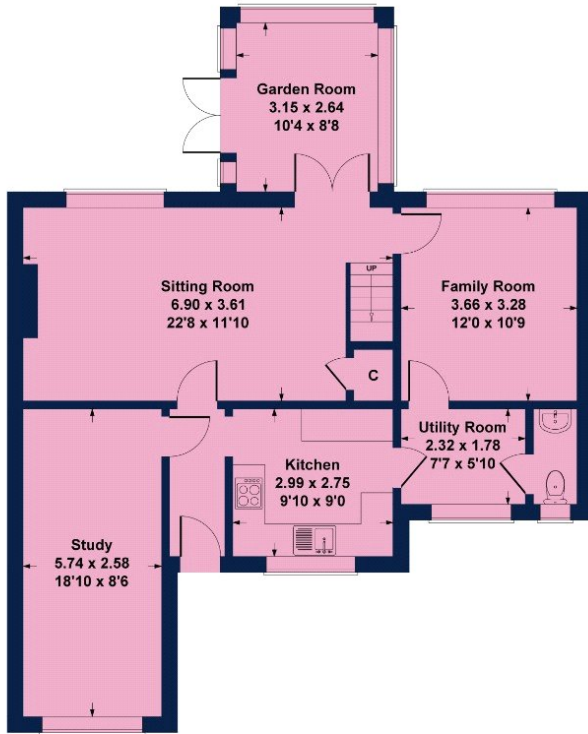
## REAR GARDEN

Mainly laid to lawn. Paved patio area. Wooden fence borders. Raised flower bed. Pedestrian side access and storage space.

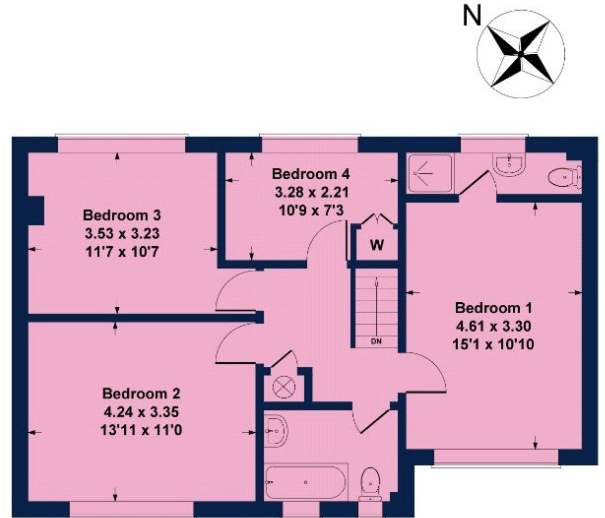


# 10 Joiners

Approximate Gross Internal Area  
 Ground Floor = 80.7 sq m / 869 sq ft  
 First Floor = 63.9 sq m / 688 sq ft  
 Total = 144.6 sq m / 1557 sq ft



Ground Floor



First Floor

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		90
(69 to 80)	C		
(55 to 68)	D	66	
(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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