

rodgers
estate agents



Church Lane
Chalfont St Peter, Buckinghamshire, SL9 9RN



£475,000 Freehold

Coming to the market with no upper chain, an attractive and popular town house set in this desirable development in the heart of the village, conveniently situated within a minutes level walk of the village centre with all its amenities. The accommodation on the ground floor comprises entrance hall with a cloakroom and stairs rising to the first floor, a spacious living room leading to a useful conservatory and a well-equipped fitted kitchen. On the first floor the main bedroom benefits from built-in wardrobes and features an en-suite bathroom while bedroom two is served by an en-suite shower room. Further features include gas central heating, double glazing, a small south westerly facing courtyard rear garden with gated access, allocated parking space and a garage in a nearby block.

Entrance Hall

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

Cloakroom

Suite incorporating w.c and wash hand basin with mixer tap and tiled splash back. Radiator. Opaque leaded light double glazed window over looking front aspect.

Living / Dining Room

15' 11" x 13' 9" (4.85m x 4.19m) Coved ceiling. Two radiators. Large under stairs storage cupboard with electric consumer unit and electric meter. Double glazed window looking into conservatory. Double casement doors with clear glass double glazed insets leading to:

Conservatory

12' 6" x 6' 4" (3.81m x 1.93m) Wall light point. Radiator. Double casements doors leading to rear garden.

Kitchen

11' 5" x 6' 9" (3.48m x 2.06m) Well fitted with wall and base units. Worksurfaces with tiled splash backs. Franke one and a half bowl sink with mixer tap and drainer. Four ring electric hob with expel air over and fitted oven. Plumbed for washing machine and dishwasher. Space for upright fridge/ freezer. Small breakfast counter. Coved ceiling. Wall mounted central heating boiler. Radiator. Double glazed leaded light window over looking front aspect.

First Floor

Landing

Coved ceiling.

Bedroom 1

13' 9" x 13' 7" (4.19m x 4.14m) Built in double wardrobes. Airing cupboard with lagged cylinder and slatted shelving. Coved ceiling. Radiator. Two double glazed leaded light window over looking front aspect. Door to:

En Suite Bathroom

Half tiled with a suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin with mixer tap. Expel air Shavers point. Radiator.

Bedroom 2

10' 6" x 10' 0" (3.20m x 3.05m) Coved ceiling. Access to loft. Radiator. Double glazed window over looking rear aspect. Door to:

Shower Room En Suite

With a suite incorporating walk in shower, w.c and wash hand basin with mixer tap and cupboard unit under. Tiled floor. Expel air Shavers point. Coved ceiling. Radiator.. Opaque double glazed window over looking rear aspect.

Outside

To The Front

Small garden area currently paved with flagstones and white shingle. Red brick walls and wooden picket fence boundaries. Herringbone brick pathway leading to front door with storm porch with down lighter.

To The Rear

Easy to maintain south westerly facing patio garden with pavestones and wooden fence boundaries. Flower bed borders. Pedestrian wooden gate leading to rear.

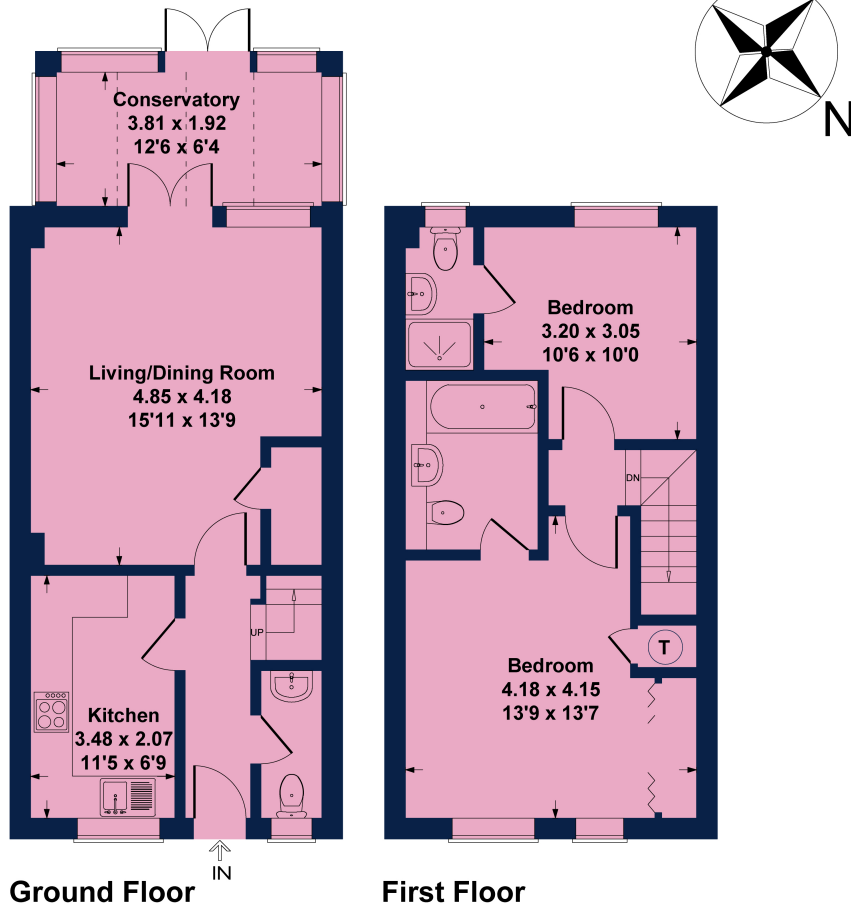
Garage

Single garage in a block with up and over door.



8 Adstock Mews

Approximate Gross Internal Area
 Ground Floor = 43.9 sq m / 473 sq ft
 First Floor = 35.4 sq m / 381 sq ft
 Total = 79.3 sq m / 854 sq ft



Not to Scale. Produced by The Plan Portal 2026
 For Illustrative Purposes Only.



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333