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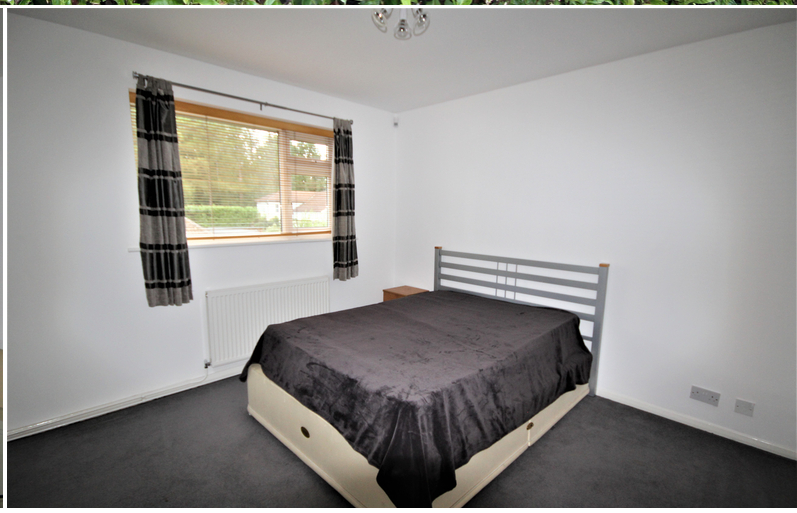


Cross Lanes

Chalfont St Peter, Buckinghamshire, SL9 0NE

£1,200 pcm

Situated on the outskirts of the village but within easy reach of the village centre with all it's amenities, a spacious first floor purpose built maisonette. The maisonette has been recently decorated and modernised and features a combi boiler central heating system, double glazing, a fully fitted kitchen and a modern bathroom. An internal inspection is highly recommended. The accommodation comprises of a large living room, kitchen, two double bedrooms and bathroom. Outside, the property comes with a single garage in a block and outdoor storage space. Available immediately, unfurnished.

Ground Floor

Entrance Lobby

UPVC front door with opaque double glazed glass insets. Stairs leading to first floor.

First Floor

Landing

Large storage cupboard with sliding doors. Access to loft with pull down aluminium ladder, majority boarded and light and power. Downlighters. Radiator.

Sitting/Dining room

5.2m x 3.8m (17' 1" x 12' 6") Built in cabinets also housing TV. Downlighters. Double glazed window overlooking front aspect. Radiator. Sliding double doors to:

Kitchen/ Breakfast room

3.2m x 2.9m (10' 6" x 9' 6") Well fitted with wooden wall and base units. Granite effect work surfaces with brushed steel splash backs. One and a half bowl stainless steel sink unit with mixer tap and drainer. Breakfast bar. Washing machine and dishwasher. Integrated fridge and freezer. Four ring gas hob with extractor hood over. Built in oven. Downlighters. Tiled floor. Double glazed window overlooking rear aspect.

Bedroom 1

3.4m x 3.3m (11' 2" x 10' 10") Built in double wardrobe with sliding doors. Built in drawers. TV point. Down lighters. .Double glazed window overlooking front aspect.

Bedroom 2

3.3m x 3.2m (10' 10" x 10' 6") Built in double wardrobe with sliding doors. Radiator. Double glazed window overlooking rear aspect. .

Bathroom

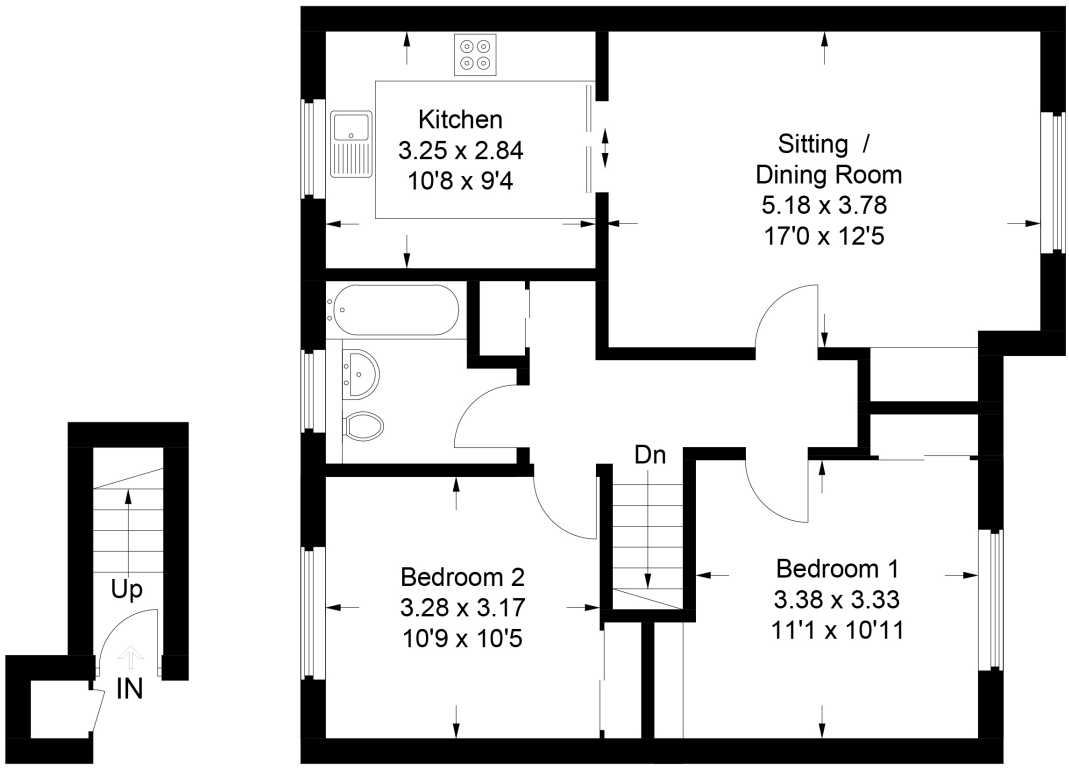
Tiled with modern white suite incorporating WC, wash hand basin set into vanity unit with cupboards under and bath with shower attachment. Tiled flooring. Heated towel rail. Double glazed opaque window overlooking rear aspect. .

Outside Area

Single garage in a block with metal up and over door, light and power.

Storage cupboard adjacent to front door.

Approximate Gross Internal Area
Ground Floor = 2.7 sq m / 29 sq ft
First Floor = 69.4 sq m / 747 sq ft
Total = 72.1 sq m / 776 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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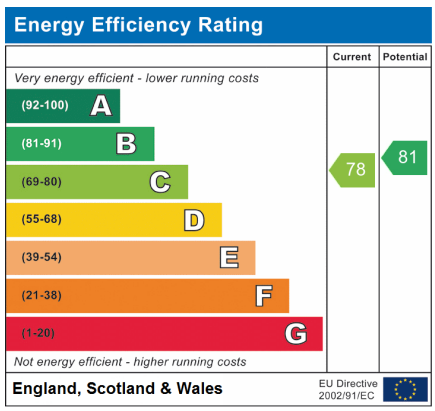

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