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estate agents



**The Greenway**  
Chalfont St Peter, Buckinghamshire, SL9 8LY



## £560,000 Freehold

This is an excellent opportunity to purchase a superbly located and attractive bay windowed terraced cottage which is tucked away on this exceptionally convenient and quiet private estate just off Austenwood Lane, within walking distance of Gerrards Cross village and train station. The property would benefit from major modernization to fulfill its undoubted potential as a quality home. The accommodation on the ground floor comprises of entrance porch, lounge, dining room and kitchen. On the first floor there are two bedrooms and a bathroom. Further features include gas central heating, an off street parking space and a rear south westerly garden approaching 60' in length. No upper chain.

### Entrance Porch

Double casement doors with clear glass inset and widow over looking front aspect. Wooden front door with opaque glass inset leading to:

### Living Room

13' 7" x 12' 3" (4.14m x 3.73m) Feature double glazed bay window over looking front aspect. Feature metal fireplace with tiled hearth and inset. Radiator. Archway to:

### Dining Room

12' 5" x 11' 5" (3.78m x 3.48m) Stairs leading to first floor and landing with cupboard under. Feature brick fireplace with tiled hearth and mantle. Coved ceiling. Radiator. Sash wooden window over looking rear aspect. Door leading to:

### Kitchen

13' 1" x 7' 5" (3.99m x 2.26m) Double aspect room with windows over looking side and rear aspects. Fitted with wall and base units. Stainless steel sink unit with mixer tap and drainer. Space for cooker and fridge. Plumbed for washing machine. Wooden stable door leading to rear.

### First Floor

#### Landing

Access to loft. Radiator.

#### Bedroom 1

12' 2" x 11' 8" (3.71m x 3.56m) Built in wardrobe. Radiator. Window over looking front aspect.

#### Bedroom 2

11' 7" x 9' 5" (3.53m x 2.87m) Sash window over looking rear aspect. Airing cupboard with lagged cylinder and slatted shelving and wall mounted gas central heating boiler.

## Bathroom

White suite incorporating metal bath with mixer tap and shower attachment, w.c and wash hand basin with tiled splashback. Radiator. Sash window over looking rear aspect.

## Outside

### To The Front

Off street parking for a car.

### To The Rear

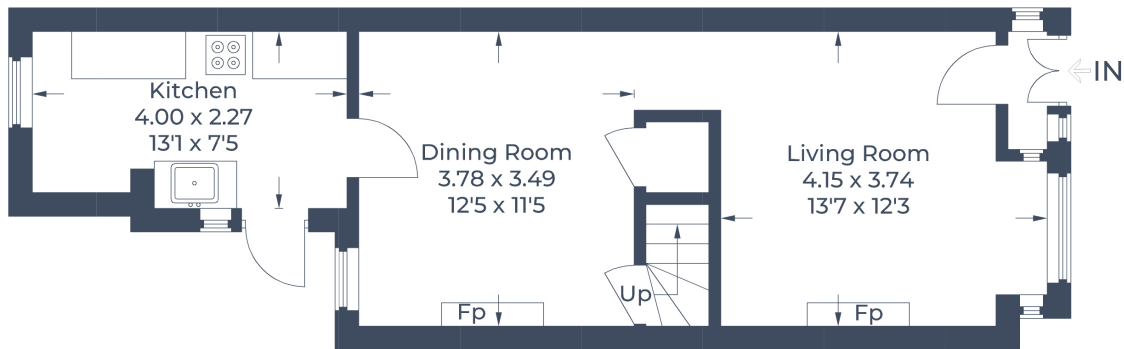
South westerly facing rear garden approaching 60' in length mainly laid to lawn with wooden fence boundaries. Outside tap point. Pedestrian rear access.



Approximate Gross Internal Area  
 Ground Floor = 41.8 sq m / 450 sq ft  
 First Floor = 36.0 sq m / 387 sq ft  
 Total = 77.8 sq m / 837 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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