



Gold Hill East

Chalfont St Peter, Buckinghamshire, SL9 9DG



£430,000 Freehold

A delightful terraced cottage with uninterrupted views to the front over the Gold Hill Common. The cottage is within walking distance of the village centre with all its amenities and is just over a mile from Gerrards Cross village and train station. The accommodation on the ground floor comprises sitting room, kitchen and bathroom. On the first floor there are two bedrooms. Further features include gas central heating, double glazing and a pretty rear garden. The cottage is in beautiful condition throughout and an internal inspection is highly recommended.

Sitting Room

12' 1" x 10' 10" (3.68m x 3.30m) UPVC front door with double glazed opaque glass insets. Wood flooring. T.V point. Dimmer switches. Down lighters. Mid oak wood flooring. Cupboards housing gas and electric meters. Modern up right wall radiator. Double glazed window over looking front aspect. Archway to:

Kitchen

11' 4" x 9' 5" (3.45m x 2.87m) Well fitted with wall and base units. Granite effect worksurfaces with splash backs. One and a half bowl sink unit with mixer tap. Four ring electric hob with brushed stainless steel splash back and extractor hood over. Fitted fridge and freezer. Fitted dishwasher. Plumbed for washing machine. Wall thermostat control. Stairs leading to first floor. Hidden lighting. Down lighters. Mid oak wood flooring. Double glazed window over looking rear aspect. Stairs leading to first floor and landing. Door to:

Inner lobby

Large storage cupboard housing Worcester central heating boiler. Mid oak wood flooring. UPVC casement door with double glazed glass inset leading to rear. Door to:

Bathroom

Majority tiled with a modern white suite incorporating bath with mixer tap with wall mounted shower attachments, w.c and wash hand basin with mixer tap. Expel lair. Heated chrome towel rail. Down lighters. Mid oak wood flooring. Opaque double glazed window over looking rear aspect.

First Floor

Landing

Access to loft.

To The Rear

Garden with small lawn area with wooden fence boundaries, flower bed borders and paved patio area. Outside tap. Outside light point.

Bedroom 1

12' 1" x 10' 11" (3.68m x 3.33m)
Radiator. Double glazed window over looking front aspect.

Bedroom 2

9' 7" x 8' 2" (2.92m x 2.49m) Radiator.
Double glazed window over looking rear aspect.

Outside

To The Front

Easy to maintain small garden with white shingle stone and wooden picket fence. Outside light point.



Approximate Gross Internal Area
 Ground Floor = 28.6 sq m / 308 sq ft
 First Floor = 23.0 sq m / 247 sq ft
 Total = 51.6 sq m / 555 sq ft

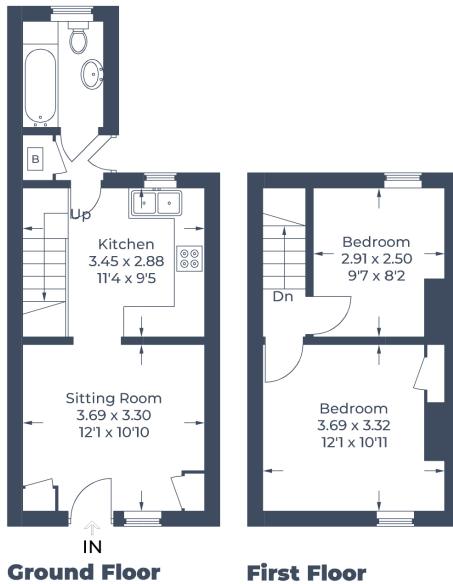


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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