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Austenwood Close
Chalfont St Peter, Buckinghamshire, SL9 9DE



£550,000 Freehold

Brought to the market with NO ONWARD CHAIN and situated just over a mile from Gerrards Cross village and train station and only a short walk from Chalfont St Peter Village with all its amenities, is this end of terrace house constructed in 2010 and finished to a high and modern standard throughout. The accommodation comprises an entrance hall, cloak room, lounge/dining room and a modern fully fitted kitchen. On the first floor there is a landing with access to loft space, two double bedrooms and a modern fitted bathroom. Features include under floor heating on the ground floor and radiators on the first floor together with solar panels, double glazing, an allocated off road parking space and a private, good size south westerly facing rear garden.

Ground Floor

Entrance Hall

UPVC front door with glass inset. Porcelain tiled flooring. Return stair case leading to first floor and landing.

Cloakroom

Fully tiled with modern white suite incorporating WC and modern wash hand basin with mixer tap. Coved ceiling. Fitted mirror with mosaic tiled surround. Downlighters. Opaque double glazed window overlooking side aspect.

Lounge/Dining Room

15' 3" x 11' 7" (4.66m x 3.54m) Coved ceiling. Downlighters. Under stairs cupboard. TV point. Porcelain tiled flooring. Casement doors with double glazed glass insets and double glazed windows either side leading to patio and rear garden.

Kitchen

10' 7" max x 10' 3" max (3.22m x 3.13m) L shaped. Well fitted with high gloss wall and base units. Black granite work surfaces and splash backs. Stainless steel one and a half bowl sink unit with mixer tap. Built in oven and grill. Four ring gas hob with brush steel splash back and extractor hood over. Integrated dishwasher and washing machine. Fitted fridge and freezer. Downlighters. Coved ceiling. Hidden lighting. Porcelain tiled flooring. Double glazed window overlooking front aspect.

First Floor

Landing

Access to loft. Coved ceiling.

Bedroom One

15' 3" x 8' 10" (4.66m x 2.69m) Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

Bedroom Two

14' 11" x 9' 1" (4.55m x 2.76m) Built in cupboard. TV point. Coved ceiling. Radiator. Double glazed bay window overlooking front aspect.

Bathroom

Fully tiled with suite incorporating walk in shower, bath with mixer tap, WC and wash hand basin with mixer tap, and cupboards under. Downlighters. Expel air. Coved ceiling. Opaque double glazed window overlooking side aspect.

Outside

Front Garden

Hedge boundaries. Shingle driveway with allocated parking for one car.

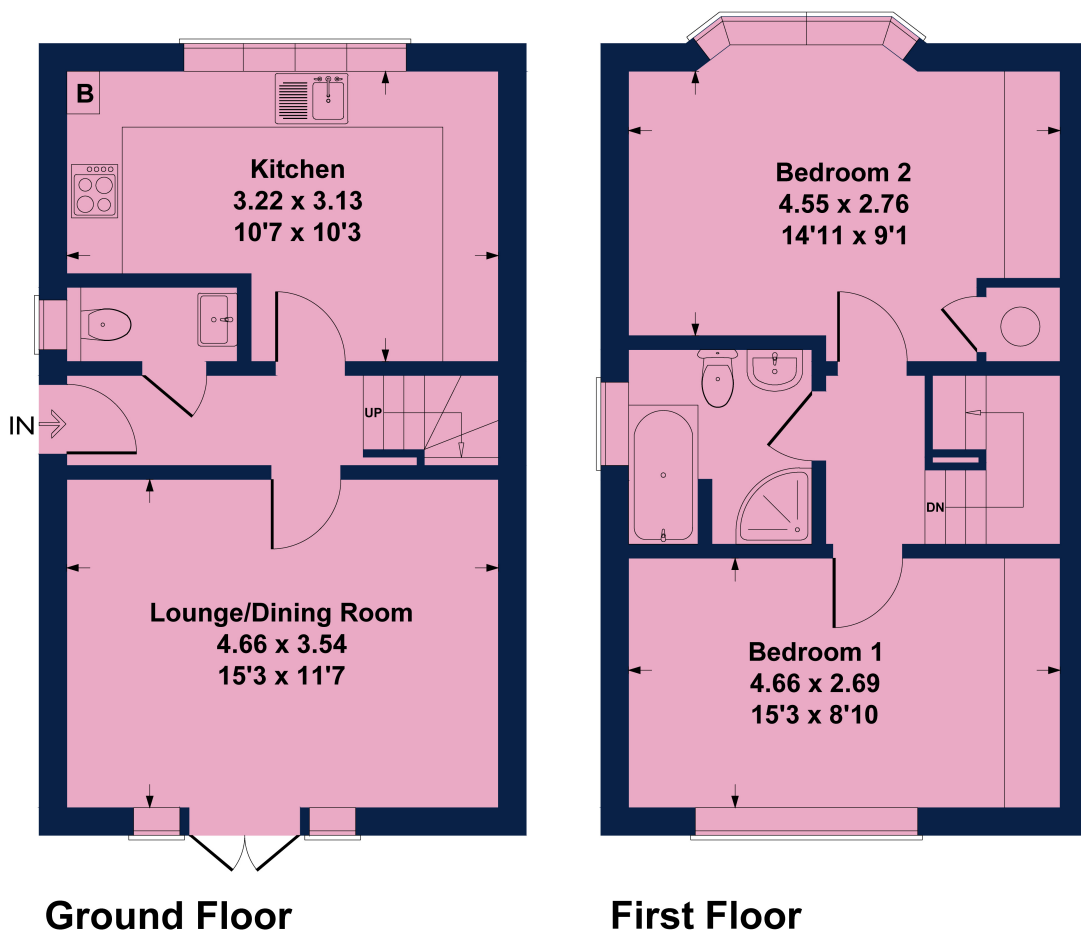
Rear Garden

South westerly facing garden mainly laid to lawn with wooden fence boundaries. Pedestrian side access. Paved patio area.



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Approximate Gross Internal Area
 Ground Floor = 37.0 sq m / 398 sq ft
 First Floor = 37.5 sq m / 404 sq ft
 Total = 74.5 sq m / 802 sq ft



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	77	
(55-68)	D		
(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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