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Chesham Lane
Chalfont St Peter, Buckinghamshire, SL9 0LE



£625,000 Freehold

An end of terrace, double fronted, cottage situated on the Chalfont Common side of the village within level walking distance of Robertswood School and only a short distance from the village centre with all its amenities. The property has been modernised and update by the present owners and vacant possession is offered. The accommodation on the ground floor comprises of an entrance lobby, cloakroom, living room, dining room, kitchen and utility room. On the first floor there are two good size bedrooms and a bathroom. Further features include gas central heating, double glazing and a south westerly facing front garden.

Ground Floor

Entrance Lobby

UPVC front door with ornated leaded light opaque double-glazed glass inset and opaque double-glazed windows either side overlooking front aspect. Tiled floor. Stairs leading to first floor and landing. Door to dining room and to:

Living Room

12' 9" x 11' 10" (3.89m x 3.61m) Feature double glazed bay window overlooking front aspect. Wall thermostat control. Wood laminate flooring. Large understairs store cupboard with light. Radiator. Archway to:

Utility Room

9' 3" x 8' 10" (2.82m x 2.69m) Worktop with plumbing below for washing machine, Space for dryer. Tiled floor. Radiator, Door to:

Rear Lobby

Wall mounted gas fired boiler with timer control. Tiled floor. Door to rear access. Door to::

Cloakroom

Modern white suite incorporating w.c, and wash hand basin with tiled splash back and cupboard below. Expel air.

Dining Room

12' 9" x 12' 0" (3.89m x 3.66m) Feature double glazed bay window overlooking front aspect. Victorian style fireplace with carved wood surround and tiled slips. Wood laminate flooring. Store cupboard with shelving. Cupboard housing electric meter and consumer unit, Fitted full height store cupboards. Radiator. Opening to:

Kitchen

9' 3" x 8' 1" (2.82m x 2.46m) Well fitted with high gloss wall and base units. Marble effect work tops with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and fitted oven below. Plumbed for dishwasher, Down lighters. Tiled floor. Double glazed window overlooking side aspect.

First Floor

Landing

Access to loft. Radiator,

Bedroom 1

12' 9" x 12' 0" (3.89m x 3.66m) Double aspect room with double glazed windows overlooking front and side aspects. Wood laminate flooring. Large walk-in wardrobe. Radiator

Bedroom 2

12' 9" x 11' 11" (3.89m x 3.63m) Double aspect room with double glazed windows overlooking front and rear aspects. Wood laminate flooring. Radiator.

Bedroom 3

9' 1" x 8' 5" (2.77m x 2.57m) Wood laminate flooring. Radiator. Double glazed window overlooking side aspect.

Bathroom

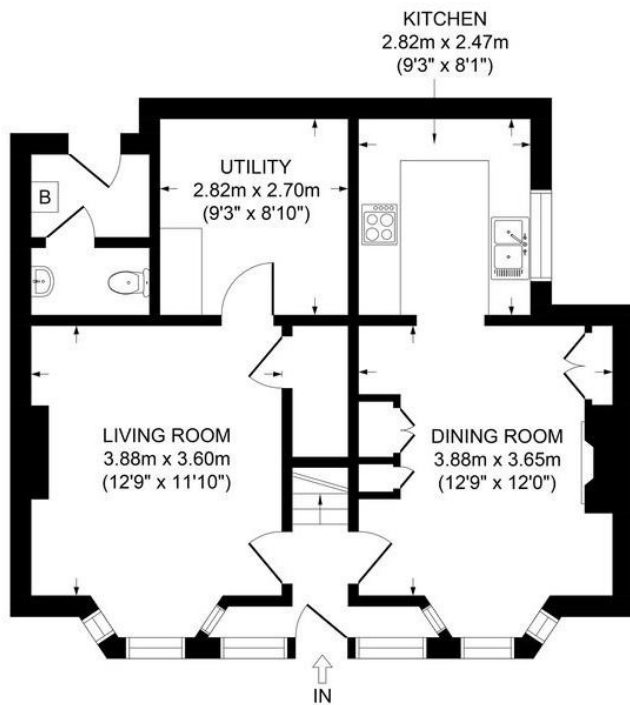
Fully tiled with a modern white suite incorporating bath with mixer tap and shower attachment, w.c, wash hand basin with cupboard under and walk in shower. Heated chrome towel rail. Downlighters. Extractor fan. Opaque double glazed window overlooking side aspect.

Outside

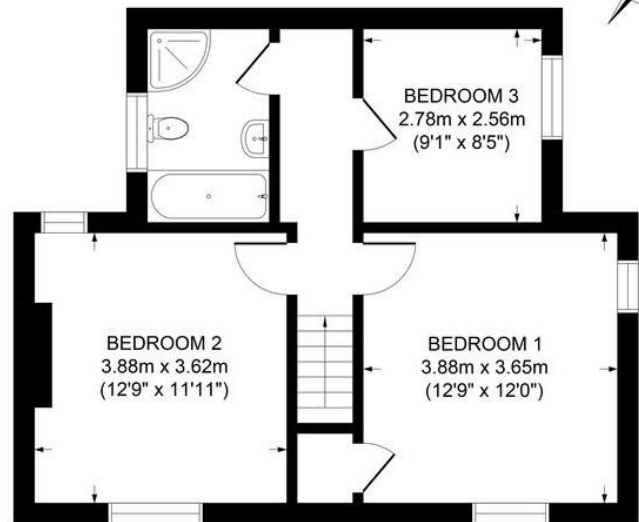
Front Garden

Garden to the front is laid to lawn. Wrought iron pedestrian gate opening onto a paved path to the front door and further area to the side of the property. Brick and wooden panelled fencing borders. Outside light point.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 608 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 528 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1136 SQ FT / 106 SQ M
2 CHESHAM LANE, CHALFONT ST. PETER, SL9 0LE



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	68	
(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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