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**Grassingham End**  
Chalfont St Peter, Bucks., SL9 0BP



## £500,000 Freehold

A most attractive "brick & flint", end of terrace cottage, situated in a private development at the end of a cul de sac within easy walking distance of the village centre with all its amenities. This property is sure to appeal to those looking to trade down or first time buyers. Well-presented throughout, a particular feature is the larger than average rear garden. The accommodation comprises; entrance hall which leads through to the living room which has a door that leads to a conservatory. The fully fitted kitchen is at the front of the property and there is a cloakroom that is off the hallway. On the first floor there are three bedrooms and a family bathroom. The rear garden is mainly laid to lawn. Features include gas central heating, double glazing and two allocated parking spaces. No upper chain.

### Entrance Hall

Under stairs cupboard. Wall thermostat control. Down lighters. Coved ceiling. Wall mounted burglar alarm console. Radiator. Stairs leading to first floor and landing.

### Cloakroom

Modern white suite incorporating low level flush w.c and wash hand basin with mixer tap. Down lighters. Expel air. Radiator. Opaque double glazed window over looking front aspect.

### Living Room

15' 5" x 10' 0" (4.70m x 3.05m) Coved ceiling. Three wall light points. B.T & T.V point. Radiator. Double glazed window looking into conservatory. Double casement doors with double glazed glass insets leading to:

### Conservatory

13' 4" x 7' 10" (4.06m x 2.39m) Wall light point. Double casement doors with double glazed glass insets leading to rear garden.

### Kitchen

12' 2" x 7' 1" (3.71m x 2.16m) Well fitted with Shaker style wall and base units. Pine work surfaces. One and a half bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with splashback and extractor hood over. Built in double oven. Fitted dishwasher. Cupboard housing wall mounted central heating boiler. Fitted fridge/ freezer. Coved ceiling. Down lighters. Hidden lighting. Tiled floor. Radiator. Double glazed window over looking front aspect.

## First Floor

### Landing

Access to loft. Coved ceiling. Down lighters. Airing cupboard with tank and slatted shelving. Radiator.

### Bedroom 1

12' 10" x 7' 11" (3.91m x 2.41m) Two double built in wardrobes. B.T & T.V point. Two wall light points. Radiator. Double glazed window over looking rear aspect.

### Bedroom 2

9' 5" x 7' 11" (2.87m x 2.41m) B.T & T.V point. Coved ceiling. Radiator. Double glazed window over looking front aspect.

### Bedroom 3

7' 0" x 6' 9" (2.13m x 2.06m) B.T & T.V point. Coved ceiling. Radiator. Double glazed window over looking rear aspect.

### Bathroom

Partly tiled with a modern white suite incorporating a bath with mixer tap and wall mounted shower unit, low level flush w.c and wash hand basin with mixer tap. Shavers point. Heated towel rail. Opaque double glazed window over looking front aspect.

### Outside

#### Parking

Allocated parking for two cars.

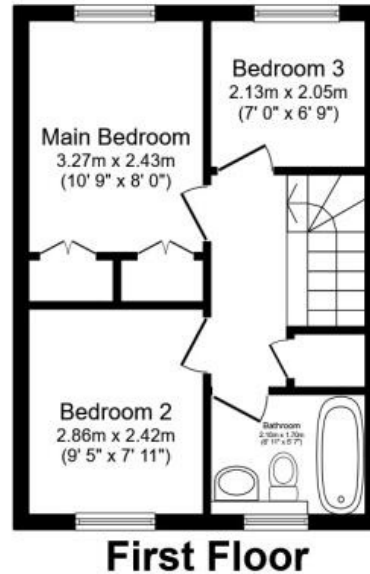
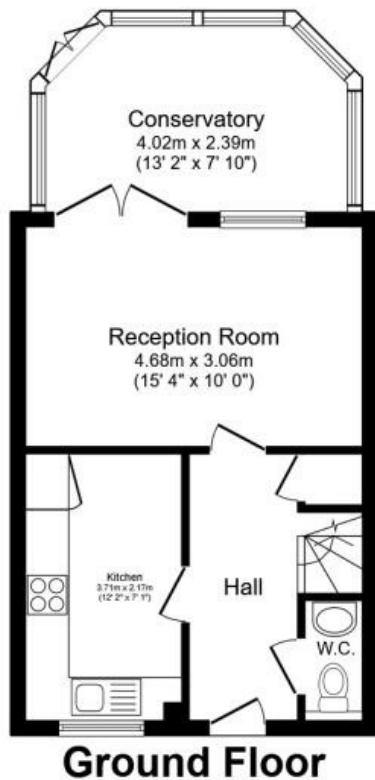
### Front Garden

Steps leading to front door. Flower beds with a variety of shrubs and plants. Outside light point. Outside tap.

### Rear Garden

To the rear of the property there is a delightful terraced garden with the area having a patio space and then steps leading to a lower lawn area and upper lawn area which has seating. Wooden fence boundaries. Wooden garden shed. Wooden pedestrian side gate.





Total floor area 75.3 sq.m. (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(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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