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Church Lane
Chalfont St Peter, Buckinghamshire, SL9 9RN



£575,000 Freehold

Modernised and updated throughout, a mid terrace town house, in impeccable decorative order and presented in show house condition. The property is in the heart of the village, only a minutes level walk from the village centre with all its amenities. Within easy reach is Gerrards Cross main line station offering a fast and frequent service to London Marylebone in under thirty minutes. Upon entering you are greeted with a welcoming hallway which allows access to the fitted kitchen, cloak room and living room. Double doors from the living room lead you into conservatory and from there is the low maintenance, south westerly facing courtyard garden, the perfect setting for both entertaining or relaxing. Upstairs there are two double bedrooms with a bathroom and shower room en suite. Further features include gas central heating, double glazing and a garage in a block.

Entrance Hall

Modern UPVC front door with opaque glass insets. Coved ceiling. Radiator. Stairs leading to first floor and landing.

Cloakroom

White suite incorporating w.c and wash hand basin with mixer tap and tiled splashback. Coved ceiling. Radiator. Tiled floor. Opaque double glazed window over looking front aspect.

Sitting/ Dining Room

15' 11" x 13' 9" (4.85m x 4.19m) Coved ceiling. Large under stairs cupboard with light. Two radiators. Double glazed window looking into conservatory. Double casement doors leading to:

Conservatory

11' 6" x 8' 0" (3.51m x 2.44m) Tiled flooring. Wall light point. Radiator. Double casement doors with double glazed glass insets leading to garden.

Kitchen

11' 5" x 6' 10" (3.48m x 2.08m) Well fitted with modern wall and base units. Quartz worktops with splash backs. Sink with mixer tap and waste disposal unit. Bosch four ring electric induction hob with expel air over. Built in Bosch oven. Bosch fitted fridge/ freezer. Fitted Bosch dishwasher and washing machine. Hidden lighting. Cupboard housing gas central heating boiler. Radiator. Window over looking front aspect.

First Floor

Landing

Coved ceiling.

Bedroom 1

13' 5" x 11' 7" (4.09m x 3.53m) Two fitted double wardrobes. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Two double glazed windows over looking front aspect. Door to:

En Suite Bathroom

Half tiled with a modern white suite incorporating bath with mixer tap, w.c and wash hand basin with mixer tap and cupboard unit and drawers under. Shavers point. Expel air. Coved ceiling. Radiator.

Bedroom 2

10' 8" x 10' 0" (3.25m x 3.05m) Coved ceiling. Access to insulated loft with pull down ladder. Radiator. Double glazed window over looking rear aspect. Door to:

En Suite Shower Room

Fully tiled with a modern white suite incorporating walk in shower, w.c and wash hand basin with mixer tap and tiled splashback. Radiator. Double glazed window over looking rear aspect.

Outside

Garage

17' 1" x 8' 6" (5.21m x 2.59m) In a block with up and over door.

To The Front

Brick paved pathway leading to front door. Dwarf red brick boundary walls. Easy to maintain garden area laid to shingle. Storm porch with down lighter. Outside light point.

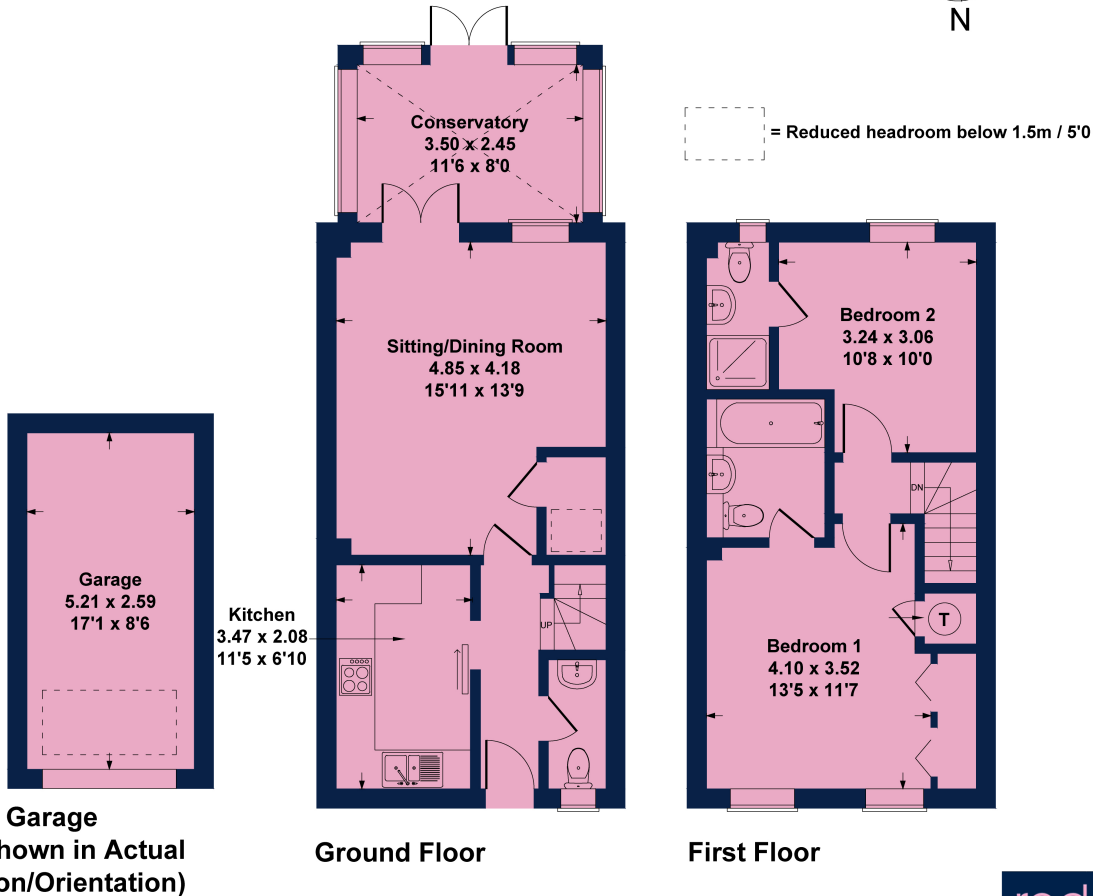
To The Rear

Easy to maintain south westerly facing rear garden with quality paving stones. Wooden fence boundaries. Pedestrian wood en gate leading to parking and garage. i



6 Adstock Mews

Approximate Gross Internal Area
 Ground Floor = 45.0 sq m / 484 sq ft
 First Floor = 34.4 sq m / 370 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 93.9 sq m / 1011 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		88
(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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