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Austenwood Close
Chalfont St Peter, Buckinghamshire, SL9 9DE



£385,000 Leasehold

Rodgers Estate Agents are delighted to offer to the market this stunning, purpose built, ground floor maisonette, in lovely condition throughout. Situated on a sought after cul-de-sac, the maisonette is just a stone's throw from Gold Hill Common and within easy reach of the village centre with all its amenities and circa one mile from Gerrards Cross Village and train station. The property enjoys a sunny south-westerly rear aspect, direct access to the easy to maintain rear garden via the kitchen, a front garden and an allocated parking space. Additionally there is a single garage in a separate block. The accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Further features include gas central heating and double glazing. Brought to the market with NO ONWARD CHAIN.

Ground Floor

Entrance Hall

Herringbone parquet wood flooring. Large storage cupboard. Cupboard with plumbing and space for washing machine and dryer. Radiator.

Living Room

14' x 11' 4" (4.27m x 3.45m) Herringbone parquet wood flooring. Telephone and TV points. Dimmer switch. Radiator. Double glazed leaded light bay window overlooking front aspect.

Kitchen

13' 4" x 7' 6" (4.07m x 2.28m) Double aspect room with double glazed opaque window overlooking side and double glazed window overlooking rear aspect. Four ring induction hob with extractor hood over and built in oven. Well fitted with wall and base units with granite effect work surfaces with splash backs. One and a half bowl sink unit with mixer tap and drainer. Fitted dishwasher. Space for fridge/freezer. Casement door with double glazed glass inset, leading to rear garden.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m) Herringbone parquet wood flooring. Telephone and TV points. Radiator. Double glazed window overlooking rear aspect.

Bedroom Two

9' 2" x 8' 9" (2.79m x 2.67m) Radiator. Double glazed leaded light window overlooking front aspect.

Bathroom

Partly tiled with a white suite incorporating bath with glass shower screen and wall shower unit, WC, and wash hand basin with mixer tap set into vanity unit with cupboards under. Shavers point. Radiator and heated towel rail. Tiled floor. Down lighters. Opaque double glazed window overlooking side aspect.

Outside

Front Garden

Crazy paved garden with a variety of shrubs, plants and hedging.

Rear Garden

Easy to maintain south westerly facing rear garden with wooden fence borders, artificial grass and wooden garden shed. Pedestrian side access.

Garage

Single garage in a separate block, with up and over metal door.

Parking

Allocated parking space

Lease and Ground Rent

116 years remaining. 125 years from 25th July 2014.

Ground Rent - £150 per annum.



13 Austenwood Close

Approximate Gross Internal Area

56.4 sq m / 607 sq ft



Ground Floor

Not to Scale. Produced by The Plan Portal 2022
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333