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Orchard Grove

Chalfont St Peter, Buckinghamshire, SL9 9ET

£520,000 Freehold

A character semi detached cottage, built around the turn of the century, situated on a popular residential road in easy walking distance of the village with all its amenities and excellent local schools and is within easy reach of Gerrards Cross village and train staion. The property is in need of some modernisation and updating but has scope to extend, subject to the usual planning permissions. The accommodation on the ground floor comprises an entrance lobby, sitting room, dining room and kitchen. On the first floor there are two double bedrooms and a bathroom. Features include gas central heating, double glazing, off street parking, a detached garage and garden. NO UPPER CHAIN.

Ground Floor

Entrance Lobby

Wooden front door with ornate opaque glass inset. Stairs leading to first floor and landing. Door to:

Sitting Room

14' x 12' 3" (4.26m x 3.73m) Feature wrought iron fireplace with wooden mantle and stone hearth. Three wall light points. Telephone point. Radiator. Leaded light double glazed bay window overlooking front aspect. Door to:

Dining Room

15' x 7' 9" (4.58m x 2.36m) Under stairs cupboard. Telephone point. Radiator. Double glazed window overlooking side aspect. Door to:

Kitchen

12' 9" x 10' 1" (3.89m x 3.07m) "L" shaped. Well fitted with wall and base units. Work surfaces. Double bowl stainless steel sink unit with mixer tap and drainer. Space for fridge. Plumbed for washing machine. Wall mounted central heating boiler. Service hatch to dining room. Radiator. Two double glazed windows overlooking rear aspect. Door to:

Outer Lobby

Red tiled floor. Door with clear glass inset leading to rear.

First Floor

Landing

Radiator. Access to insulated loft with fold down ladder.

Bedroom 1

12' 3" x 11' 10" (3.73m x 3.61m) Full wall length fitted wardrobes. Fitted drawer units and vanity unit. Telephone point. Radiator. Double glazed leaded light window overlooking front aspect.

Bedroom 2

12' 9" x 10' 1" (3.88m x 3.08m) "L" shaped. Radiator. Two double glazed windows overlooking rear aspect.

Bathroom

Fully tiled with a white suite incorporating a bath with mixer tap and hand held telephone shower attachment, walk in fully tiled shower, WC and wash hand basin. Airing cupboard with lagged cylinder. Radiator. Opaque double glazed window overlooking side aspect.

Outside

To The Front

Brick paving. Brick wall. Driveway leading to garage at the rear of the garden.

Rear Garden

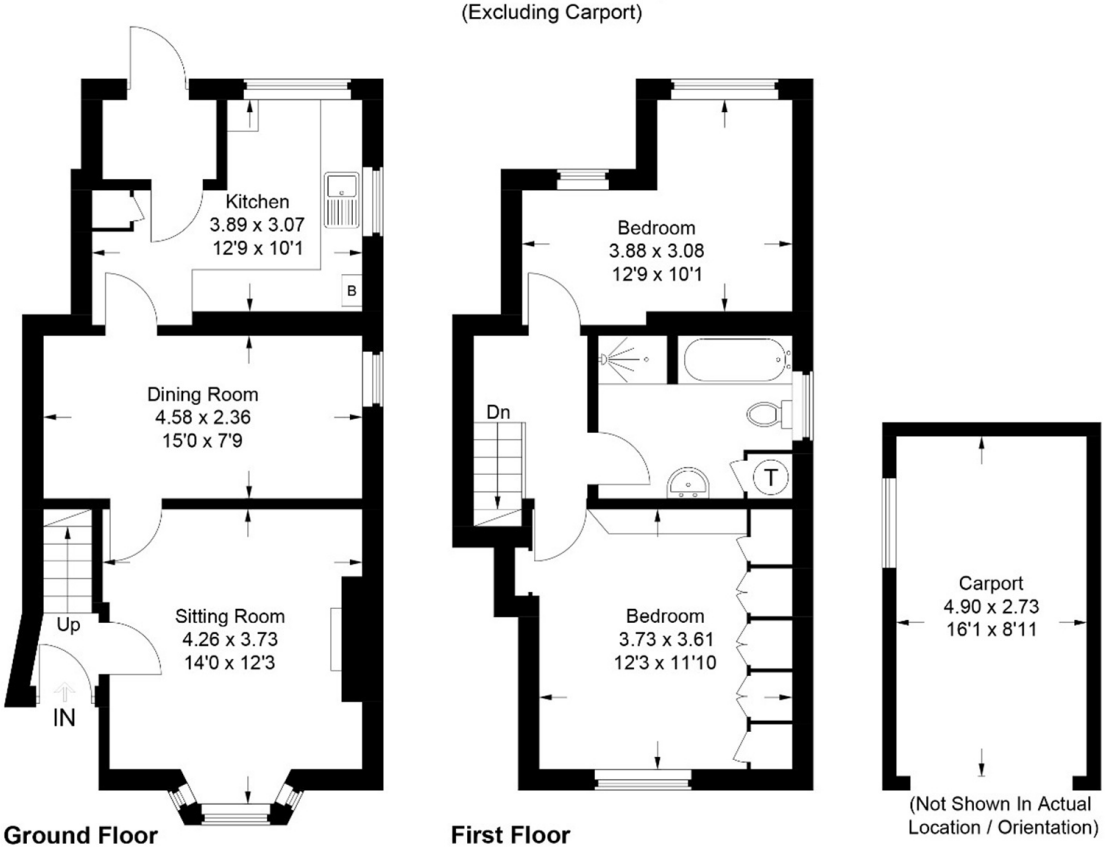
Mainly laid to lawn with wooden fence boundaries. Wooden shed. Outside tap.

Garage

16' 1" x 8' 11" (4.90m x 2.73m) A single detached garage with light and power (in need of repair).

Draft details awaiting vendors approval.

Approximate Gross Internal Area
Ground Floor = 41.7 sq m / 449 sq ft
First Floor = 36.5 sq m / 393 sq ft
Total = 78.2 sq m / 842 sq ft
(Excluding Carport)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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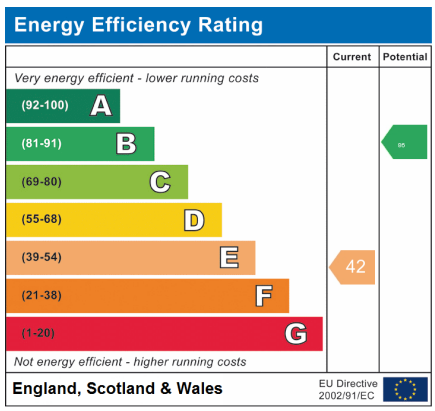

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