



Hillside Close
Chalfont St Peter, Buckinghamshire, SL9 0HH



£300,000 Leasehold

A first floor purpose built maisonette situated on the Chalfont Common side of the Village with far reaching views over the valley and within easy reach of the Village centre with all its amenities. The property is modernised throughout and is in superb condition and an internal inspection is highly recommended. The accommodation comprises an entrance lobby, open plan style kitchen/living area, two bedrooms and a bathroom. Further features include gas central heating, double glazing, and it's own large private garden, a further shared garden and a long lease. Nearby Gerrards Cross provides the excellent Chiltern Line rail service with fast trains to London Marylebone taking only 18 minutes. The M40 and M25 motorways are only a short drive away at Denham (via the A413 & A40).

Ground Floor

Entrance Lobby

UPVC door. Large storage cupboard. Double glazed window overlooking side aspect. Stairs with a polished metal handrail leading to:

First Floor

Hallway

Access to boarded and insulated loft. Downlighters. Coved ceiling.

Living Room/Kitchen

22' 0" x 11' 10" (6.71m x 3.61m) An open plan room with the living area having a double glazed window overlooking the front aspect with distant views over the Misbourne Valley. There is a wall mounted electric heater, radiator, coved ceiling and downlighters. The kitchen is well fitted with high gloss wall and base units. Granite effect work surfaces with a one and a half bowl Franke sink unit, with mixer tap and drainer. Built in oven. Four ring electric hob with dark glass splashback and extractor hood over. Built in fridge and freezer. Breakfast counter. Wall mounted central heating boiler. Plumbed for washing machine. Double glazed window over looking rear aspect.

Bedroom 1

12' 0" x 10' 2" (3.66m x 3.10m) Large walk in cupboard. Coved ceiling. Downlighters. Radiator. Double glazed window overlooking front aspect with distant views of Misbourne Valley.

Bedroom 2

6' 11" x 6' 4" (2.11m x 1.93m) Radiator. Double glazed window over looking rear aspect. .

Bathroom

Fully tiled with a modern white suite incorporating WC, wash hand basin and bath with mixer tap and wall shower attachment. Tiled floor. Heated chrome towel rail. Double glazed window overlooking rear aspect.

Lease Details & Outgoings

115 years remaining on the lease.

Ground Rent £10 per annum.

Service Charge £36 per annum.

Outside

Private Garden

Accessed through a wooden picket fence is a good size, private garden which is mainly laid to lawn with hedge boundaries and flowerbed borders.

Shared Garden

To the front of the property is a large shared garden which is laid to lawn.

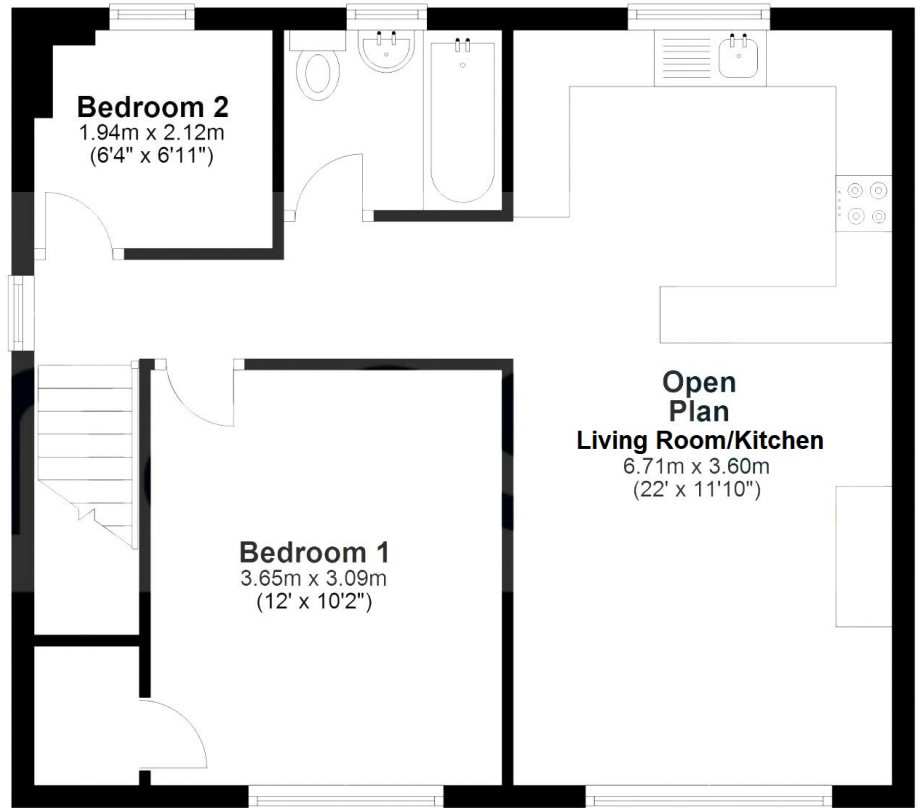
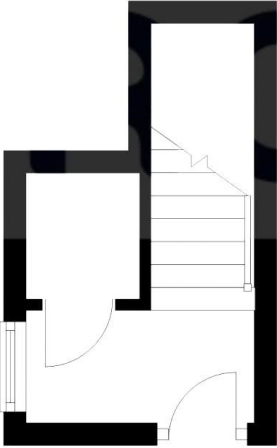


First Floor

Approx. 52.0 sq. metres (559.2 sq. feet)

Flat Entrance

Approx. 5.7 sq. metres (61.0 sq. feet)



Total area: approx. 57.6 sq. metres (620.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



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