



Adstock Mews, Church Lane
Chalfont St Peter, Buckinghamshire, SL9 9RN



£500,000 Freehold

A terraced town house, in excellent decorative order throughout, only a minutes level walk from the village centre with all it's amenities. This town house also boasts an access from the south westerly facing rear garden to the garage in a block. Upon entering you are greeted with a welcoming hallway which allows access to the fitted kitchen, cloakroom and living room. Double doors from the living room lead you into the low maintenance, south westerly facing, landscaped rear garden which is the perfect setting for both entertaining or relaxing. Upstairs there are two double bedrooms with bath and shower rooms en suite. The attic, which is entered through a retractable pull down ladder has been boarded and converted into a room with Velux roof lights. Further features include gas central heating, double glazing and parking. No upper chain.

Entrance Hall

Modern UPVC front door with opaque leaded light glass insets. Wooden flooring. Coved ceiling. Radiator. Stairs to first floor.

Cloakroom

Suite with WC, and wash hand basin with mixer tap, and tiled splashback. Wooden flooring. Coved ceiling. Radiator. Opaque leaded light double glazed window overlooking front aspect.

Sitting Room

15' 11" x 13' 9" (4.85m x 4.19m) "L" shaped with double casement doors with double glazed clear glass insets, leading to rear garden and double glazed

window overlooking rear aspect. Wall light point. Coved ceiling. Wall thermostat control. Large walk-in under stairs cupboard. Radiator.

Kitchen

11' 4" x 6' 11" (3.45m x 2.11m) Well fitted with high gloss wall and base units. Granite effect work surfaces with mosaic tiled splash backs. Sink unit. Four ring electric hob with extractor hood over. Built in oven. Plumbed for washing machine and dishwasher. Space for upright fridge/freezer. Wall mounted central heating boiler. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

First Floor

Landing

Bedroom 1

13' 9" x 13' 6" (4.19m x 4.11m) Two double fitted wardrobes. Coved ceiling. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Two double glazed leaded light windows over looking front aspect.

En Suite Bathroom

Half tiled with a suite incorporating bath with mixer tap, WC, and wash hand basin. Coved ceiling. Shaver's point.

Bedroom 2

10' 8" x 10' 0" (3.25m x 3.05m) Access to fully boarded loft with Velux roof lights with retractable aluminium ladder. Radiator. Double glazed window overlooking rear aspect. Door to:

To The Rear

The rear garden is mainly laid to lawn with wall and fence boundaries. Patio area with electric retractable sun shade. Pedestrian rear access via a wooden gate.

En Suite Shower Room

White suite incorporating WC, wash hand basin with tiled splash back, and walk-in fully tiled shower. Shaver's point. Radiator. Opaque double glazed window overlooking rear aspect.

Garage

Single garage with metal up and over door in a block

Outside

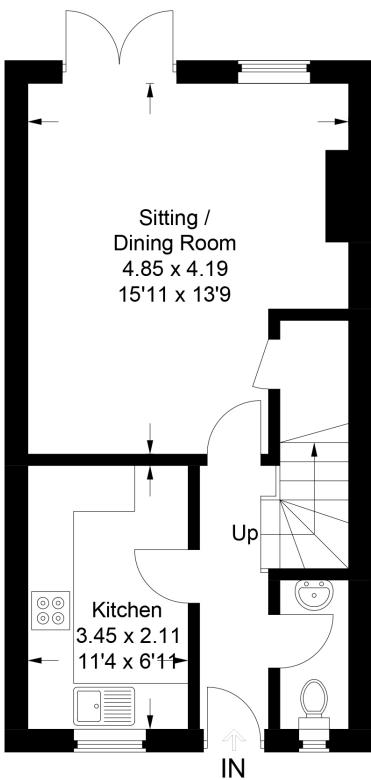
To The Front

Dwarf red brick boundary wall. Mainly laid to shingle with flower bed borders, and red brick pathway leading to the front door. Storm porch with light.

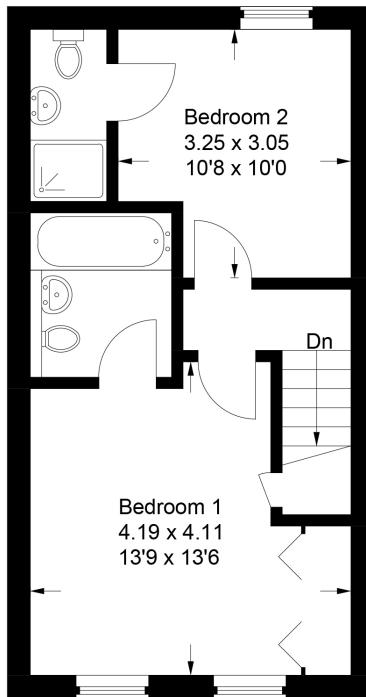




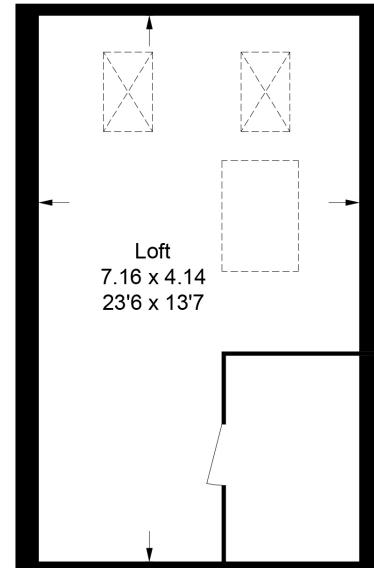
Approximate Gross Internal Area
 Ground Floor = 35.8 sq m / 385 sq ft
 First Floor = 35.5 sq m / 382 sq ft
 Loft = 30.0 sq m / 323 sq ft
 Total = 101.3 sq m / 1,090 sq ft



Ground Floor



First Floor



Loft

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(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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