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Church Lane
Chalfont St Peter, Buckinghamshire, SL9 9RP



£600,000 Freehold

A delightful character cottage situated within the heart of the village and only a minutes level walk from all the amenities the village offers. Accessed via a brick driveway, the cottage benefits from car parking space under a covered car port. The property retains a wealth of charm and character and an internal viewing is highly recommended. The accommodation on the ground floor comprises a wonderful sitting room with large window overlooking the 65' south facing rear garden, dining room, kitchen with an entrance lobby/utility room off (which could be knocked together to provide a kitchen/breakfast room) and a bathroom. On the first floor there are three double bedrooms and from the landing there is scope to convert the attic into a further bedroom (subject to planning permission) Further features include gas central heating and double glazing.

Ground Floor

Entrance Lobby/Utility Room

UPVC front door with ornate opaque coloured double glazed glass inset. Tiled floor. Plumbed for washing machine. Space for dryer and fridge/freezer. Water softener. Double glazed windows overlooking front aspect. Casement door leading to:

Kitchen

10' x 9' 6" (3.04m x 2.90m). Well fitted with wall and base units. Granite effect work surfaces with tiling over. Stainless steel sink unit with mixer tap and drainer. Space for freestanding electric cooker. Extractor hood. Space for fridge. Tiled floor. Wall heater/air conditioning unit. Casement door with double glazed glass inset leading to rear. Window looking into the entrance lobby. Door to bathroom. Door to:

Inner Hallway

Return staircase leading to first floor and split landing. Radiator. Double glazed window overlooking side aspect. Door to dining room and door to:

Sitting Room

16' 4" x 15' (4.98m x 4.56m). Feature double glazed bay window overlooking the rear garden. Tiled fireplace with wooden mantle and display shelving. Coved ceiling. Two radiators.

Dining Room

12' 1" x 9' (3.69m x 2.75m). Built in cupboard units and shelving. Coved ceiling. Telephone point. Radiator. Sash window looking into entrance lobby.

Bathroom

Fully tiled double aspect room with opaque double glazed windows overlooking front aspect. Modern white suite incorporating bath with mixer tap and hand held microphone shower attachment and wall shower unit, WC, and wash hand basin with mixer tap with cupboards and drawer unit under. Tiled floor. Heated chrome towel rail. Wall mounted central heating boiler unit.

First Floor

Landing

Split landing with double glazed window overlooking side aspect.

Bedroom One

15' x 13' 3" (4.58m x 4.03m). Two built in wardrobes with cupboards over. Coved ceiling. Two radiators. Double glazed window overlooking rear aspect.

Bedroom Two

12' x 9' 1" (3.65m x 2.78m). Built in wardrobe with cupboard over. Fitted drawers unit. Coved ceiling. Access to loft space. Radiator. Double glazed window overlooking front aspect.

Bedroom Three

9' 11" x 9' 9" (3.03m x 2.98m). Access to loft space. Airing cupboard with lagged cylinder and slatted shelving. Radiator. Double glazed window overlooking rear aspect.

Outside

Parking

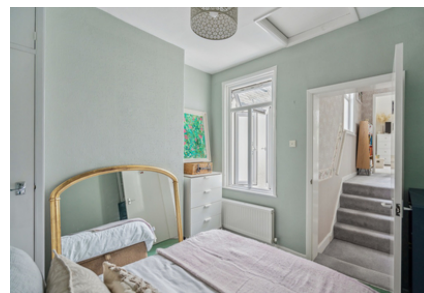
Covered car port with space for a car.

Front Garden

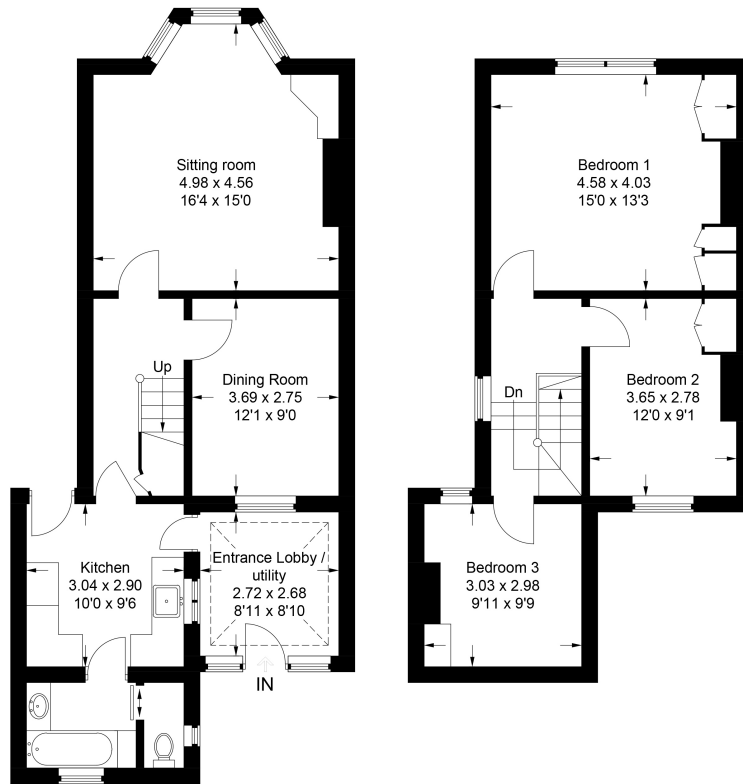
Paved courtyard area with outside tap point.

Rear Garden

Circa 65' south facing rear garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Flower bed borders. A wide variety of shrubs and plants. Wooden garden shed. Pedestrian rear access with wrought iron gate.



Approximate Gross Internal Area
 Ground Floor = 61.9 sq m / 666 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Total = 107.5 sq m / 1,157 sq ft



Ground Floor

First Floor

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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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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