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**Orchard Grove**  
Chalfont St Peter, Buckinghamshire, SL9 9ET



## £325,000 Freehold

A modernised semi detached cottage situated within a few minutes walk of the village centre with all its amenities and excellent schools. The accommodation on the ground floor comprises of an entrance lobby, sitting room, dining room and kitchen. On the first floor there are two bedrooms and a bathroom. Features include gas central heating, double glazing, off street parking for a small car and an easy to maintain rear garden. Auctioneers Comments: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

### Ground Floor

#### Entrance Lobby

Front door. Parquet flooring. Double glazed window overlooking front aspect.

#### Living Room

11' 9" x 10' 11" (3.58m x 3.33m) Ornate wrought iron fireplace. Parquet flooring. TV point. Telephone point. Wall mounted thermostat control. Radiator. Double glazed window overlooking front aspect. Door to:

#### Dining Room

13' 0" x 12' 11" (3.96m x 3.94m) Ornate wrought iron fireplace. Parquet flooring. Fitted cupboard units with louvered fronts. Fitted shelving. Cupboard with louvered fronts housing electric meter and consumer unit. T.V point. Open tread staircase leading to first floor and landing. Radiator. Double glazed window overlooking rear aspect. Door to:

#### Kitchen

10' 2" x 9' 0" (3.10m x 2.74m) Well fitted with wall and base units. Work surfaces with tiled splash backs. One and a half stainless steel sink unit with mixer tap. Built in oven and fitted four ring gas hob with expel air over. Fridge/freezer. Washing machine. Dishwasher. Radiator. Double glazed window overlooking rear aspect. Casement door with double glazed glass inset leading to rear garden.

## First Floor

### Landing

Access to loft with pull down wooden ladder and light. Airing cupboard with slatted shelving, water cylinder and Valliant central heating boiler unit. Radiator. Opaque double glazed window overlooking side aspect.

### Bedroom 1

12' 1" x 10' 11" (3.68m x 3.33m) Fitted cupboard unit with louvered front. TV point. Radiator. Double glazed window overlooking front aspect.

### Bedroom 2

11' 9" x 6' 9" (3.58m x 2.06m) Fitted cupboard unit with louvered front. Radiator. Double glazed window overlooking rear aspect.

## Bathroom

9' 1" x 6' 5" (2.78m x 1.96m) Fully tiled with a white suite incorporating bath with mixer tap, WC, wash hand basin with mixer tap and walk in fully tiled shower. Heated chrome towel rail. Wall light point. Expelair. Down lighters. Opaque double glazed window overlooking rear aspect.

## Outside

### Front Garden

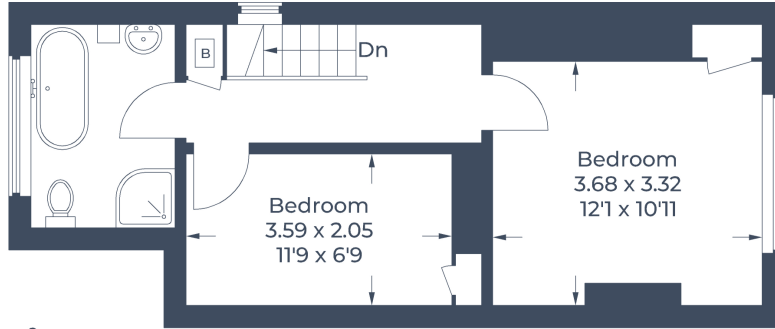
Crazy paved driveway providing off street parking for one small car. Wooden fence boundary.

### Rear Garden

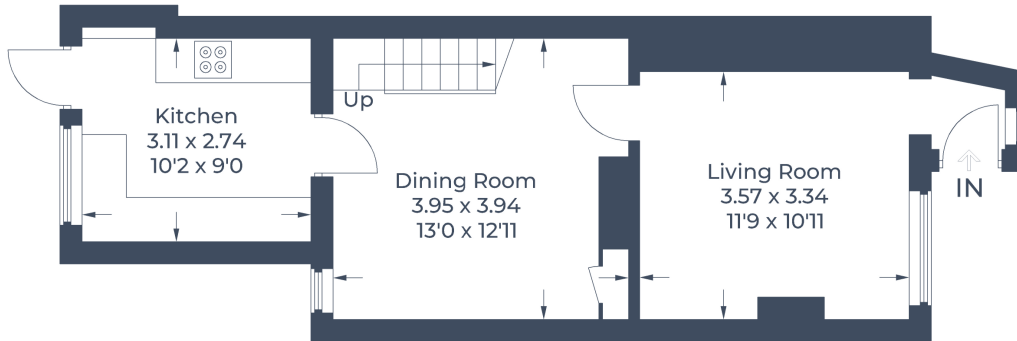
Easy to maintain with paving and wooden fence boundaries. Wooden garden shed. Flower bed borders. Outside tap point. Pedestrian side access.



Approximate Gross Internal Area  
 Ground Floor = 38.9 sq m / 419 sq ft  
 First Floor = 35.4 sq m / 381 sq ft  
 Total = 74.3 sq m / 800 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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