



Austenwood Close

CHALFONT ST PETER, GERRARDS CROSS, SL9
9DE



£1,450.00 Per month

Situated just over a mile from Gerrards Cross village and train station and only a short walk from Chalfont St Village with all its amenities, an end of terrace house constructed in 2010 and finished to a high and modern standard throughout. The accommodation comprises of an entrance hall, cloak room, lounge/ dining room and a modern fully fitted kitchen. On the first floor there is a landing with access to loft space, two double bedrooms and a modern fitted bathroom. Features include under floor heating on the ground floor and radiators on the first floor, double glazing, an allocated off road parking space and it's own good size south westerly facing rear garden. Unfurnished. AVAILABLE END OF FEBRUARY.

ENTRANCE HALL

UPVC front door with glass inset. Porcelain tiled flooring. Return stair case leading to first floor and landing.

CLOAKROOM

Fully tiled with modern white suite incorporating w.c and modern wash hand basin with mixer tap. Coved ceiling. Fitted mirror with mosaic tiled surround. Down lighters. Opaque double glazed window over looking side aspect.

LOUNGE/ DINING ROOM

15' 3" x 11' 7" (4.66m x 3.54m) Coved ceiling. Down lighters. Under stairs cupboard. T.V point. Porcelain tiled flooring. Casement doors with double glazed glass insets and double glazed windows either side leading to patio and rear garden.

KITCHEN

10' 7" max x 10' 3" max (3.22m x 3.13m) "L" shaped. Well fitted with high gloss wall and base units. Black granite worktops and splash backs. Stainless steel one and a half bowl sink unit with mixer tap. Built in oven and grill. Four ring gas hob with brush steel splash back and extractor hood over. Integrated dishwasher and washing machine. Fitted fridge and freezer. Down lighters. Coved ceiling. Hidden lighting. Porcelain tiled flooring. Double glazed window over looking front aspect.

LANDING

Access to loft. Coved ceiling.

BEDROOM 1

15' 3" x 8' 10" (4.66m x 2.69m) Coved ceiling. Radiator. Double glazed

window over looking rear aspect.

BEDROOM 2

14' 11" x 9' 1" (4.55m x 2.76m) Built in cupboard. T.V point. Coved ceiling. Radiator. Double glazed bay window over looking front aspect.

BATHROOM

Fully tiled with suite incorporating walk in shower, bath with mixer tap, w.c and wash hand basin with mixer tap and cupboards under. Down lighters. Expel air. Coved ceiling. Opaque double glazed window over looking side aspect.

FRONT GARDEN

Hedge boundaries. Shingle driveway with allocated parking for one car.

REAR GARDEN

South westerly facing garden mainly

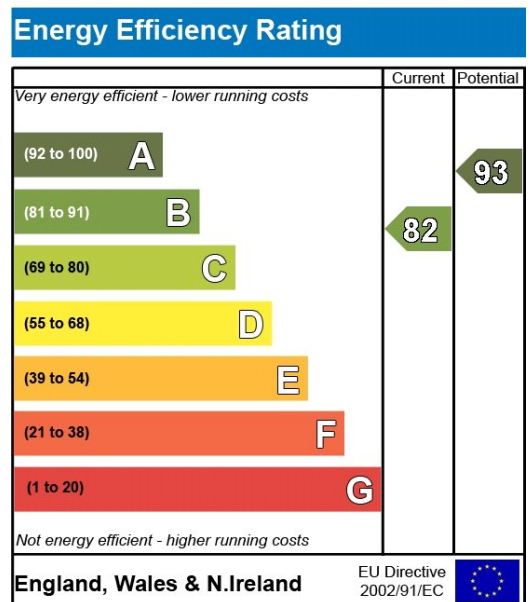
laid to lawn with wooden fence boundaries. Pedestrian side access. Paved patio area.



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