



Grassingham End

CHALFONT ST PETER, SL9 0BP



£450,000

Set well back from the road, a detached cottage situated on an elevated plot within easy walking distance of the village with all its amenities. With views over the village, the cottage is in need of modernisation and updating but has scope to extend, subject to planning permission. The accommodation on the ground floor comprises of an entrance lobby, sitting room, dining room, kitchen and bathroom. On the first floor there are two bedrooms. Features include gas central heating, double glazing, off street parking for several cars, a large garden to the front and small garden to the rear. No upper chain.

ENTRANCE LOBBY

UPVC front door with ornate opaque double glazed glass inset. Wall mounted thermostat control. Radiator. Ornate double glazed opaque window over looking side aspect. Stairs leading to first floor. Door to:

SITTING ROOM

13' 5" x 12' 4" (4.10m x 3.75m) "L" shaped. Coved ceiling. Double glazed bay window over looking front aspect. Radiator. Door to:

INNER LOBBY

Under stairs cupboard. Door to bathroom. Door to:

DINING ROOM

11' 1" x 10' 3" (3.37m x 3.12m) Double aspect room with double glazed windows over looking rear and side aspects. Fireplace with tiled hearth and mantle and stone inset. Radiator. Door to:

KITCHEN

Double aspect room with double glazed windows over looking rear and side aspects. Fitted with wall and base units. Tiled over work surfaces. Stainless steel sink unit with mixer tap and drainer. Space for electric cooker. Plumbed for washing machine. UPVC door with opaque ornate double glazed glass inset leading to rear.

BATHROOM

Partly tiled with a white suite incorporating a metal bath with mixer tap and shower attachment, w.c and wash hand basin with cupboard under. Radiator. Opaque double glazed window over looking side aspect.

LOBBY

Under eaves storage space. Access to loft. Doors to bedrooms.

BEDROOM 1

11' 9" x 9' 1" (3.57m x 2.78m) Double glazed window over looking front aspect with far reaching views over the village. Under eaves storage space. Radiator.

BEDROOM 2

Under eaves storage space. Radiator. Double glazed window over looking rear aspect.

FRONT GARDEN

Circa 60' in length with areas laid to lawn. Flower beds. A wide variety of shrubs and trees. Drive way providing off street parking for several cars. Car port. Wooden fence boundaries. Pedestrian side access. Front covered storm porch with red tiled flooring. Outside light point.

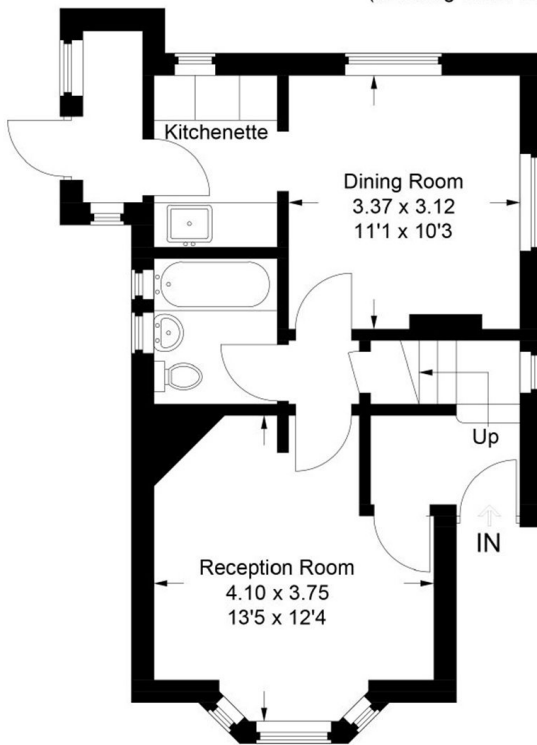
REAR GARDEN

Large metal storage shed. There is a lawn area but it is currently over grown.

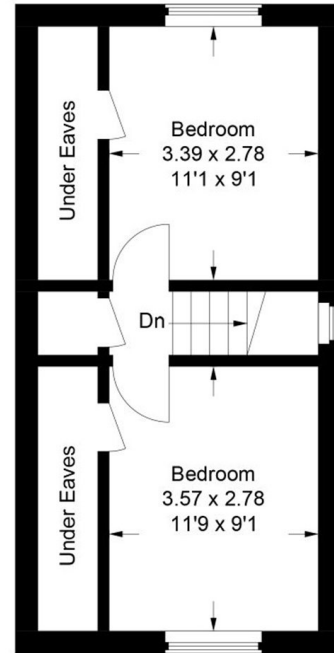
Draft details awaiting vendor's approval.



Approximate Gross Internal Area
 Ground Floor = 40.3 sq m / 434 sq ft
 First Floor = 30.4 sq m / 327 sq ft
 Total = 70.7 sq m / 761 sq ft
 (Including Under Eaves)



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
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		80
(55 to 68)	D		
(39 to 54)	E	47	
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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