



4 The Russets Austenwood Close, Chalfont St. Peter - SL9 9DY

Guide Price £450,000

 **TIM RUSS**
& Company



4 The Russets Austenwood Close

Chalfont St. Peter

- Two Bedroom Freehold House
- Superbly Refitted And Reconfigured Kitchen
- Two Beautifully Bathrooms
- Offered In Excellent Decorative Order
- Delightful Living Room
- Allocated Parking Facilities
- Situated On The Favoured Gold Hill Common
- Short Distance To Gerrards Cross

Austenwood Close is a popular residential road comprising of truly individual properties on the highly regarded Gold Hill Common side of the village. Chalfont St Peter Village Centre is approximately half a mile away and offers a good choice of shops, schools, restaurants and various recreational pursuits. Gerrards Cross is just over two miles from the property and also has an extensive range of shops and eating places together with the train station serving London Marylebone in approximately 25 minutes.



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Chalfont St. Peter

A beautifully presented two bedroom, two bathroom cottage-style home, ideally positioned within a short distance of both Chalfont St Peter and Gerrards Cross centres.

This attractive **FREEHOLD** property offers well-proportioned accommodation arranged over two floors, including two bedrooms and two bathrooms. The kitchen has been recently updated and thoughtfully reconfigured to create a larger, more practical space, while further benefits include a designated parking space and access to well-maintained communal gardens.

It is particularly rare to find a freehold house in this price range and location, as the majority of comparable properties are apartments held on a leasehold basis. The house therefore offers the considerable advantage of freehold ownership, with no lease to extend or ground rent to pay, whilst providing the feel, privacy and independence of a house combined with the convenience of a low-maintenance setting.

Situated close to the open spaces of Gold Hill Common, the property is perfectly placed for the amenities of both Gerrards Cross and Chalfont St Peter.

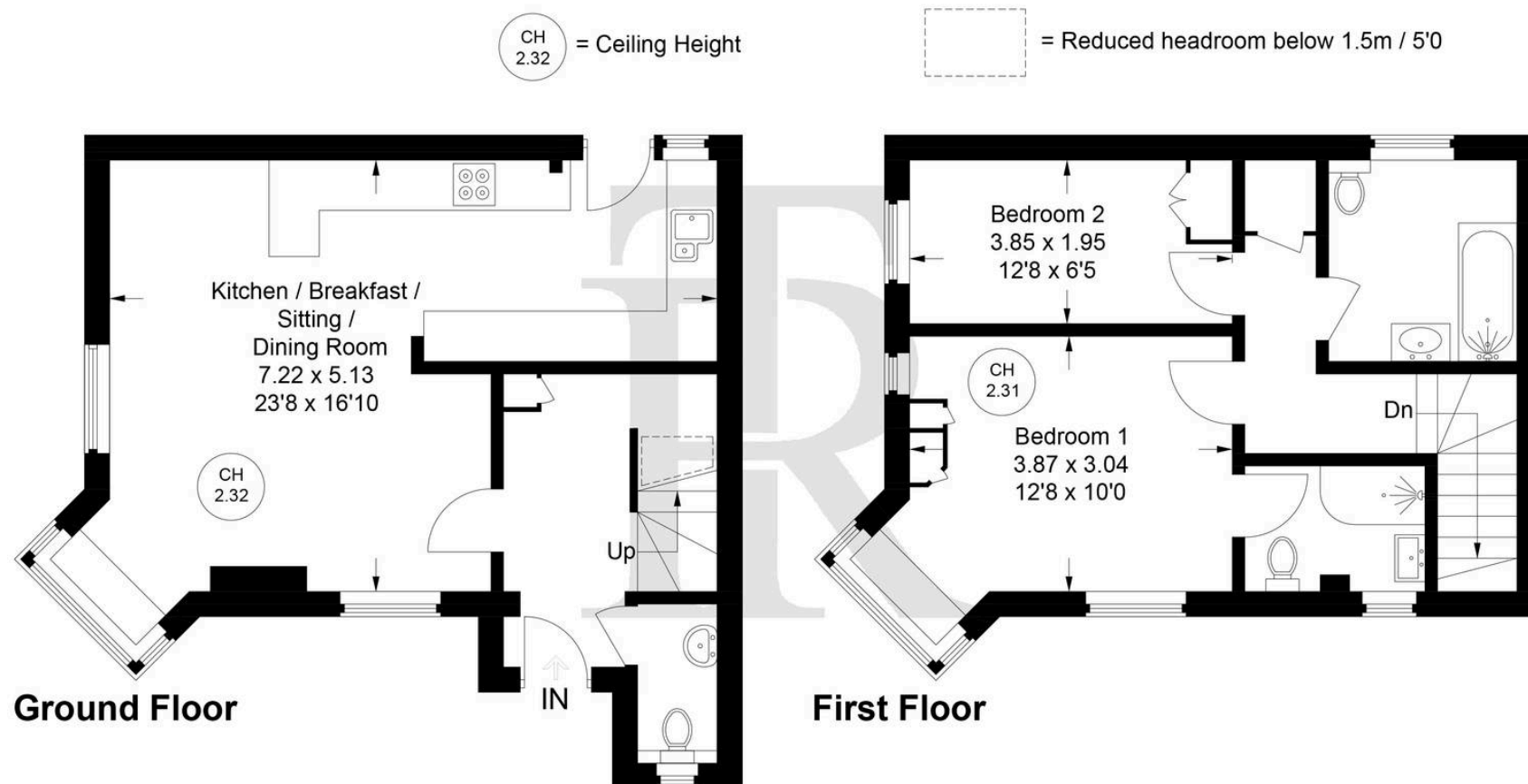
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Approximate Gross Internal Area
Ground Floor = 41.8 sq m / 450 sq ft
First Floor = 38.2 sq m / 411 sq ft
Total = 80.0 sq m / 861 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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