

The **Frost** Partnership

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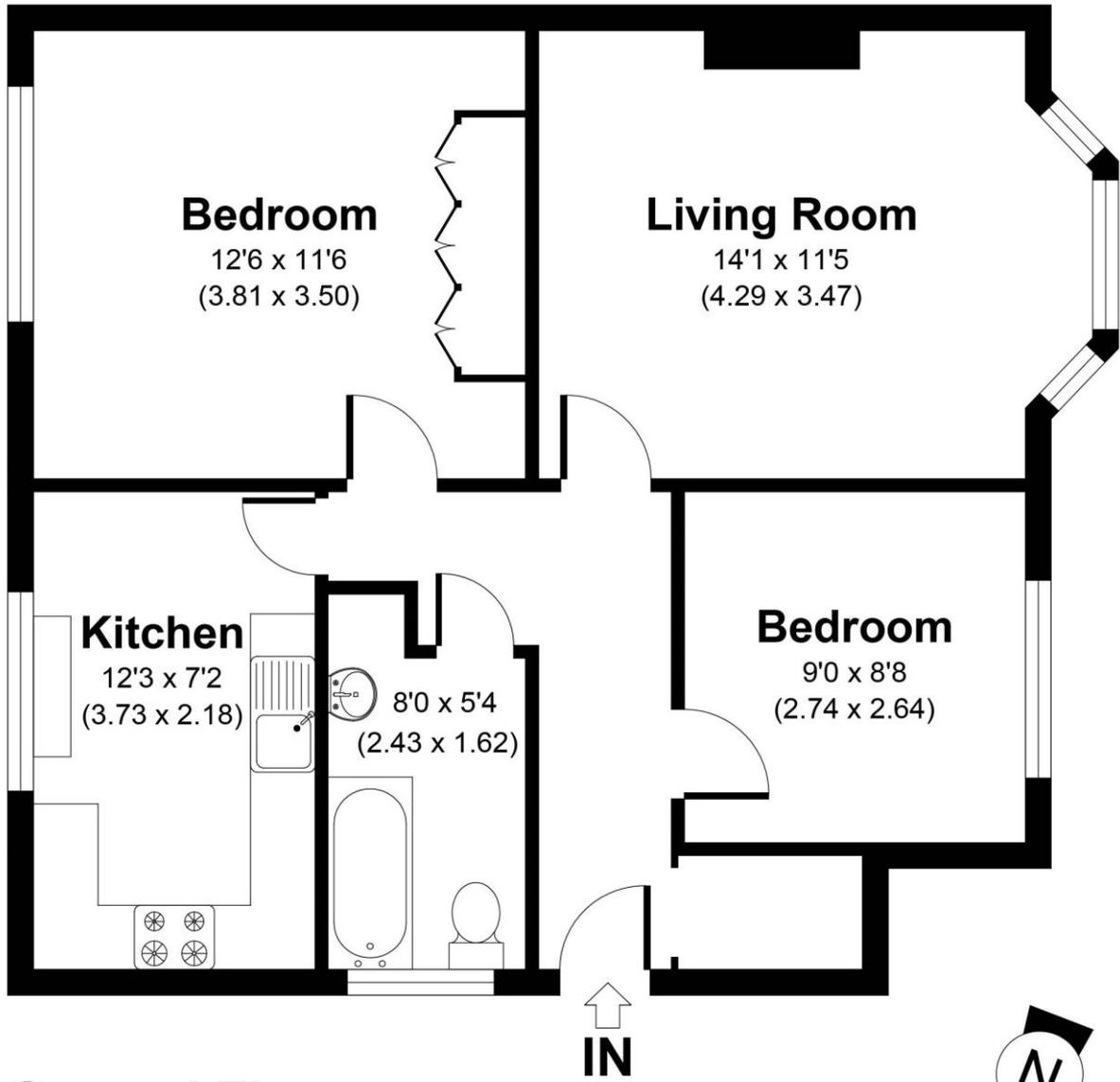
7 Hither Meadow, Chalfont St. Peter, Buckinghamshire, SL9 9AW

Price: £360,000 (Leasehold)



- Two bedrooms
- Living room
- Modern fitted kitchen

- Ground floor
- Private garden
- No onward chain



Ground Floor

Hither Meadow, SL9

APPROXIMATE GROSS INTERNAL AREA 602.7 SQ FT / 56.0 SQ M
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Situated within a short walk of the village centre, a delightful ground floor maisonette that is offered for sale with the benefit of having no onward chain. The property has a good sized living room, two double bedrooms and a modern fitted kitchen and bathroom. The property also has its own private rear and front gardens; and is presented in excellent decorative order throughout.

UPVC front door leads into:

Entrance Hall A storage cupboard and a radiator.

Living Room 14'1" x 11'5" (4.3m x 3.5m). Into double glazed bay window to front aspect, fireplace with inset gas coal effect fire and a radiator.

Kitchen 12'3" x 7'2" (3.73m x 2.18m). Fitted with a range of wall and base units with worksurfaces over, inset stainless steel single drainer sink unit with mixer taps, breakfast bar, fitted electric oven with stainless steel extractor hood over, dishwasher, washer/dryer, space for fridge/freezer, double glazed window to rear and a radiator.

Bedroom One 12'6" x 11'6" (3.8m x 3.53m). Range of fitted wardrobes, double glazed windows to rear and a radiator.

Bedroom Two 9'0" x 8'8" (2.72m x 2.64m). Double glazed window to front and a radiator.

Bathroom Panel bath with mixer taps and connected shower over, low flush W.C, pedestal washbasin, chrome heated towel rail/radiator, tiled walls. tiled floor and double glazed window to side.

OUTSIDE

To the Rear The property benefits from its own private garden which is principally laid out to gravel with well stocked flower borders and in addition there is a timber tool shed.

To the Front The property also has a garden that is laid out to lawn.

AGENT'S NOTE Energy Efficiency Rating - band D. Please contact us for a full copy of the Energy Performance Certificate (EPC).

Lease: 125 years from 1st April 1997

VIEWING

**Via The Frost Partnership, High Street, Chalfont St Peter, Buckinghamshire
Telephone: 01753 886565 Email: chalfontstpeter@frostweb.co.uk**

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.