



## Woodbine Cottages, South Side

Chalfont St. Peter, Gerrards Cross, SL9



*Beyond your expectations*



# Overlooking Austenwood Common, in the Firs Estate. EPC: D

2 Bedrooms | Sitting Room | Dining Room | Kitchen | Bathroom | Parking For One Vehicle | Private Mature Garden

Guide Price £550,000 Freehold

### Description

Overlooking Austenwood Common is this charming 2 bedroom 2 reception room character cottage nestled within the private Firs Estate (on the borders of Gerrards Cross & Chalfont St Peter). With off street parking & its own private 50ft garden. The property is very well located, being only 0.8 of a mile to Gerrards Cross railway station (fast services - 18 minutes to London Marylebone).

### Outside

To the front of the property is a parking space suitable for one vehicle. There is also on street parking on South Side itself. The rear garden is a particular feature, being circa 50ft deep, enjoying a south easterly aspect and high degree of privacy.

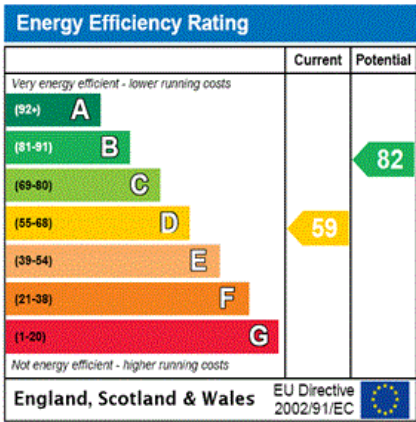
### Location

Gerrards Cross village centre offers good facilities including 3 supermarkets, various restaurants, cinema, and the Chiltern Rail link to London Marylebone (fast trains take circa 20 minutes), and various sporting amenities. The motorway network is accessed at Denham Junction 1 M40, linking to M25, M1, M4 and the major international airports.

### Additional Information

If a requirement, Buckinghamshire is renowned for its excellent range of schooling for boys and girls both state and independent - further information can be sourced via [www.buckscc.gov.uk](http://www.buckscc.gov.uk), [www.chiltern.gov.uk](http://www.chiltern.gov.uk),

[www.ofsted.gov.uk](http://www.ofsted.gov.uk) or [www.schools-search.co.uk](http://www.schools-search.co.uk) (using the Postcode SL9 8).



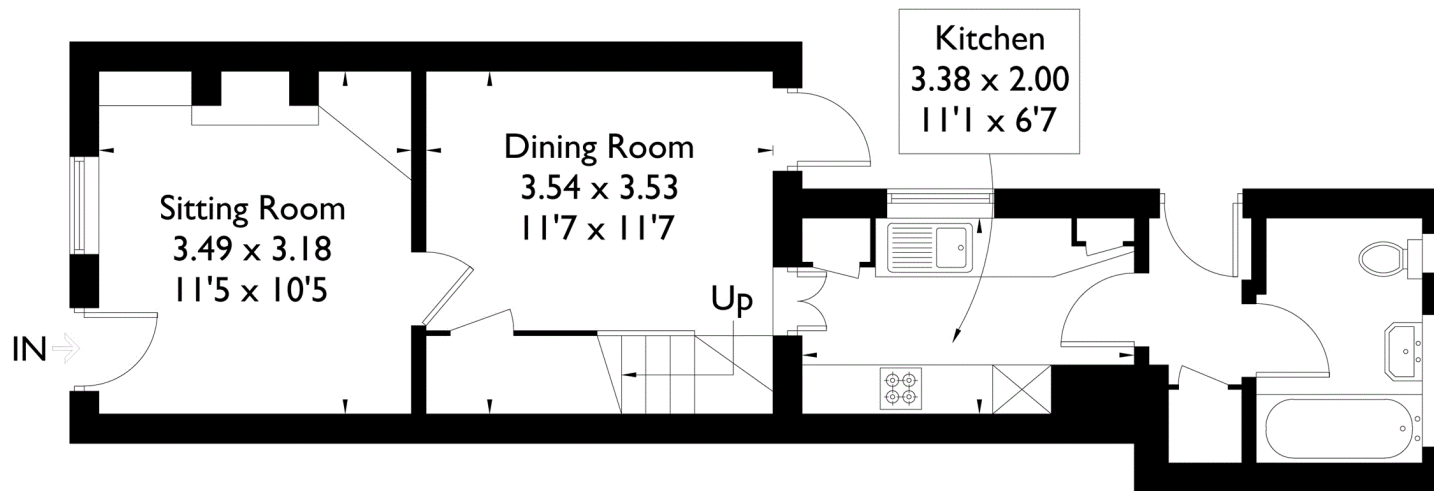


South Side,  
Chalfont St. Peter, Gerrards Cross

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 165593

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



