



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



16 Deancroft Road, Chalfont St Peter, Buckinghamshire. SL9 0HF.

£735,000 Freehold

This extended two/three bedroom detached bungalow is situated in an extremely sought after, quiet residential road on the Chalfont Common side of the Village. The property is well presented throughout and enjoys an excellent size, relatively flat, rear garden. The master bedroom of this property used to be two separate bedrooms, but the wall was removed to create a particularly spacious main bedroom. This wall could of course be replaced to return the accommodation to three bedrooms. The property also offers the potential for further extension, subject to planning permission. The property next door has been extended to create a first floor, whereas it was also originally a bungalow.

Upon entering the property there is a spacious hall way, accessed through the entrance porch and there is fitted storage. The particularly spacious living room, which opens into the dining room, occupies the rear section of the property and has doors and window, leading out to and overlooking the rear garden. The kitchen has been refitted with an extensive modern range of gloss units and there is a door leading to the outside.

Bedroom One is situated at the front of the property and has a wall of fitted wardrobes. This bedroom used to be two rooms and therefore the dividing wall that was removed, could be reinstated. Bedroom Two is also a double bedroom and has a front aspect window, plus features fitted wardrobes and an ensuite shower room.

The family bathroom completes the impressive accommodation on offer.

To the front of the property there is a very pleasant front



garden, mainly laid to lawn with mature shrubs and trees. The rear garden is of an excellent size and is also mainly laid to lawn, with mature shrubs, plus a paved patio area.

There is off street parking for at least three cars, plus there is a side own driveway leading to the garage which provides further parking.

The property is within a walking distance of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 2.5 miles away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Chalfont & Latimer (within 4.5 miles) and Amersham (approx. 5.0 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

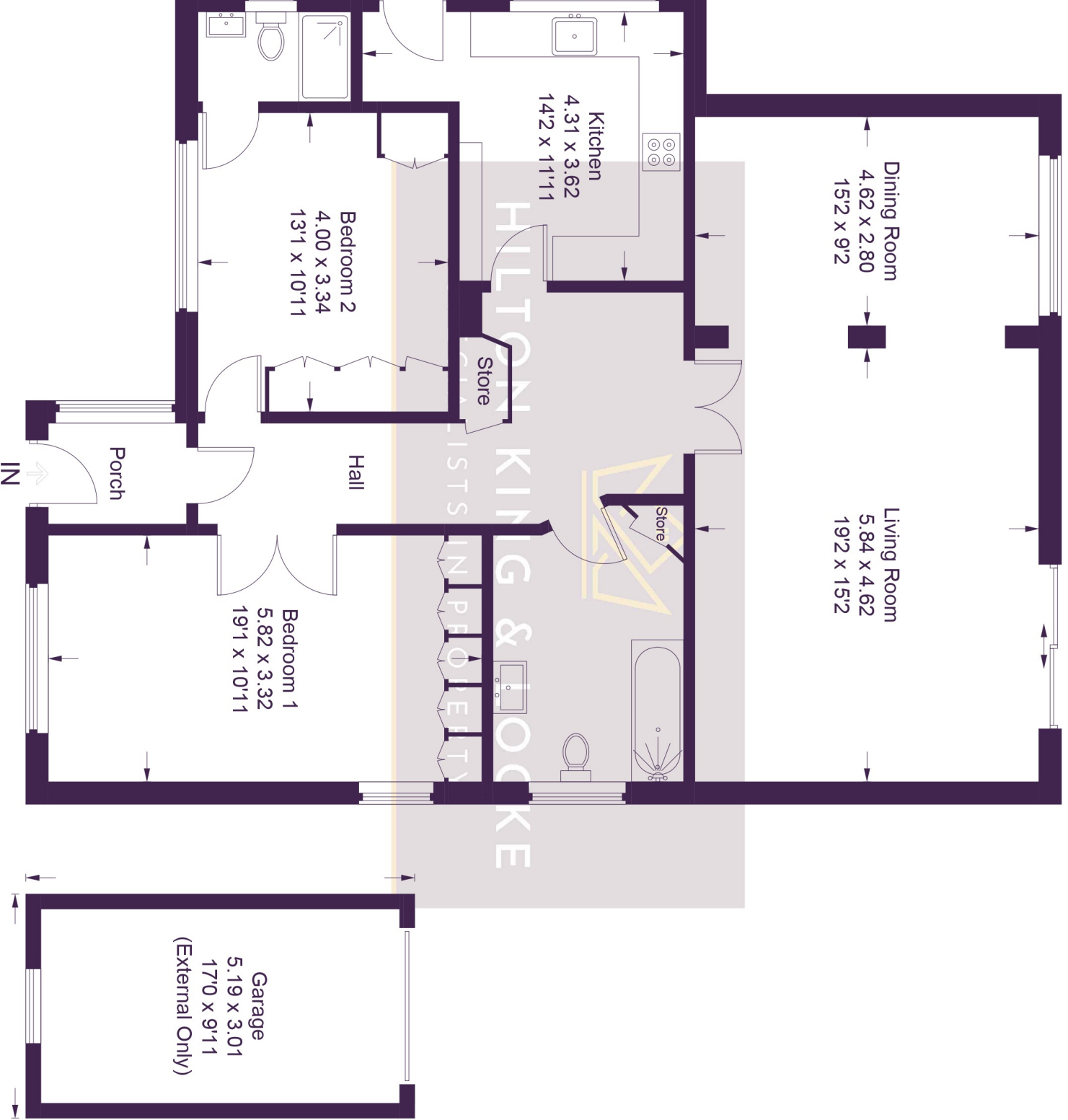
Tel: 01753 480060
csp@hklhome.co.uk

16 Deancroft

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 131.9 sq m / 1419 sq ft



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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke