



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



32 Eleanor Road, Chalfont St Peter. SL9 9LZ.

£900,000

Hilton King and Locke are delighted to bring to market this four bedroom, three bathroom semi-detached houses built to an extremely high specification and offering spacious, bright family accommodation. The property is situated within walking distance of local schools, Gold Hill Common and Chalfont St Peter Village Centre. There is potential to extend to the rear or into the loft STPP. Since the photos were taken, quality custom-made blinds have been installed to all windows & the French doors and large mirrors in each bathroom & cloakroom.

The entrance hall with ceramic tiled flooring leads through to the stunning sitting/dining room which is open plan to the contemporary fitted kitchen. There is an extensive range of high quality fitted units and appliances plus double glazed French doors and a rear window overlooking the private rear garden with paved terrace and lawn area. Two roof lanterns provide an abundance of natural light to the room and help to create a bright feel to the spacious room. A door leads through from the kitchen area to the Utility Room which has further fitted units and doors leading to the side of the property plus integral garage. Completing the ground floor accommodation are the ground floor cloakroom and family room/study that overlooks the front of the property.

Moving to the first floor there are four excellent size bedrooms. The master bedroom and bedroom two both have ensuite shower rooms as well as Sharps built-in mirrored wardrobes , plus the family bathroom features a shower and separate bath. There is a spacious landing with storage cupboard and access to loft space.

To the front of the property there is off street parking on the private block paved driveway for numerous vehicles and has shrubs to the borders.



The rear garden is mainly laid to lawn with mature hedging and fencing to the boundaries. There is an Elegant veranda above the rear paved terrace which is accessible directly from the rear french doors and provides ample space for a hot tub (included in the purchase) seating and entertaining. There is also a patio at the end of the garden providing suntrap seating area as well as a new shed. The garage has an up and over door and own driveway.

Eleanor Road is extremely convenient for access to local amenities and transport links. Gerrards Cross is situated approximately 1.2 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.1 miles) and Chalfont & Latimer (within 5.5 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, 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.

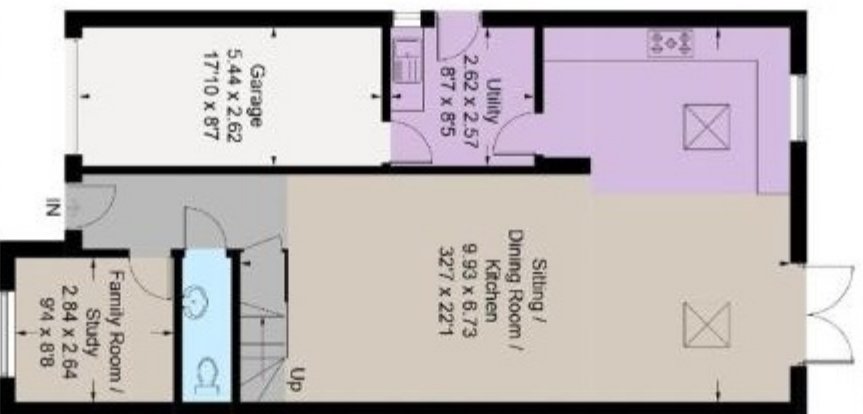


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Approximate Gross Internal Area  
Ground Floor (Including Garage)  
89.9 sq m / 968 sq ft  
First Floor = 68.4 sq m / 736 sq ft  
Total = 158.3 sq m / 1704 sq ft



## 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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