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West Ridge, Cleland Road, Chalfont St Peter. SL9 9BG.

£900,000 Freehold

Hilton, King & Locke are proud to bring to market this three-bedroom detached property, in the much sought after location of Cleland Road. The property is situated at the end of a quiet close and offers potential for extension, subject to the usual planning permissions. This property provides fantastic living space along with a landscaped garden, three double bedrooms and a large driveway with garage to the front of the property providing plenty of parking.

The front door leads you into a spacious entrance hall which provides access into the living room or downstairs WC. The living room is a large bright room with double doors leading out onto the rear patio and provides space for multiple sofas and units, centring around the feature fireplace. . The kitchen has an extensive range of modern fitted units at base and eye level providing ample storage and surface space whilst allowing room for dishwasher, double oven and fridge freezer plus space for a table providing additional seating. The dining room is situated at the front of the property and can be used as a secondary sitting room if required. It currently situates, sofa, six-seater dining table as well as addition storage and units. Off the dining room you will find the utility which has been converted from the initial garage space and provides a separate space for washing machine, dryer, storage and sink. The front of the garage (which is currently being used as storage) is accessible via a door from the utility or garage door at the front of the property.

Moving to the first floor via stairs in the entrance hall, brings you to a central landing providing access to all three bedrooms and family bathroom. The master bedroom is a large double room with fitted storage and ensuite bathroom. Both bedroom two and three are double rooms overlooking the rear garden and share use of the family bathroom which is a four-piece suite with separate bath and shower.

To the front of the property there is off street parking for numerous vehicles on the large driveway. The rear garden is a mature, landscaped space and is mainly laid to lawn with raised beds and shrubs surrounding. There is a patio area which spans the full width of the property which is directly accessible via the rear kitchen door or



French doors off the living room and provides ample space for seating.

Cleland Road is convenient for access to local amenities and transport links. Gerrards Cross is less than 1.0 mile 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. 6.5 miles) and Chalfont & Latimer (within 6 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. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with Chalfont Leisure Centre nearby as well as 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.



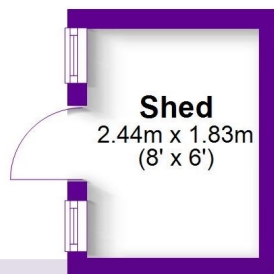
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Ground Floor

Approx. 76.9 sq. metres (827.9 sq. feet)

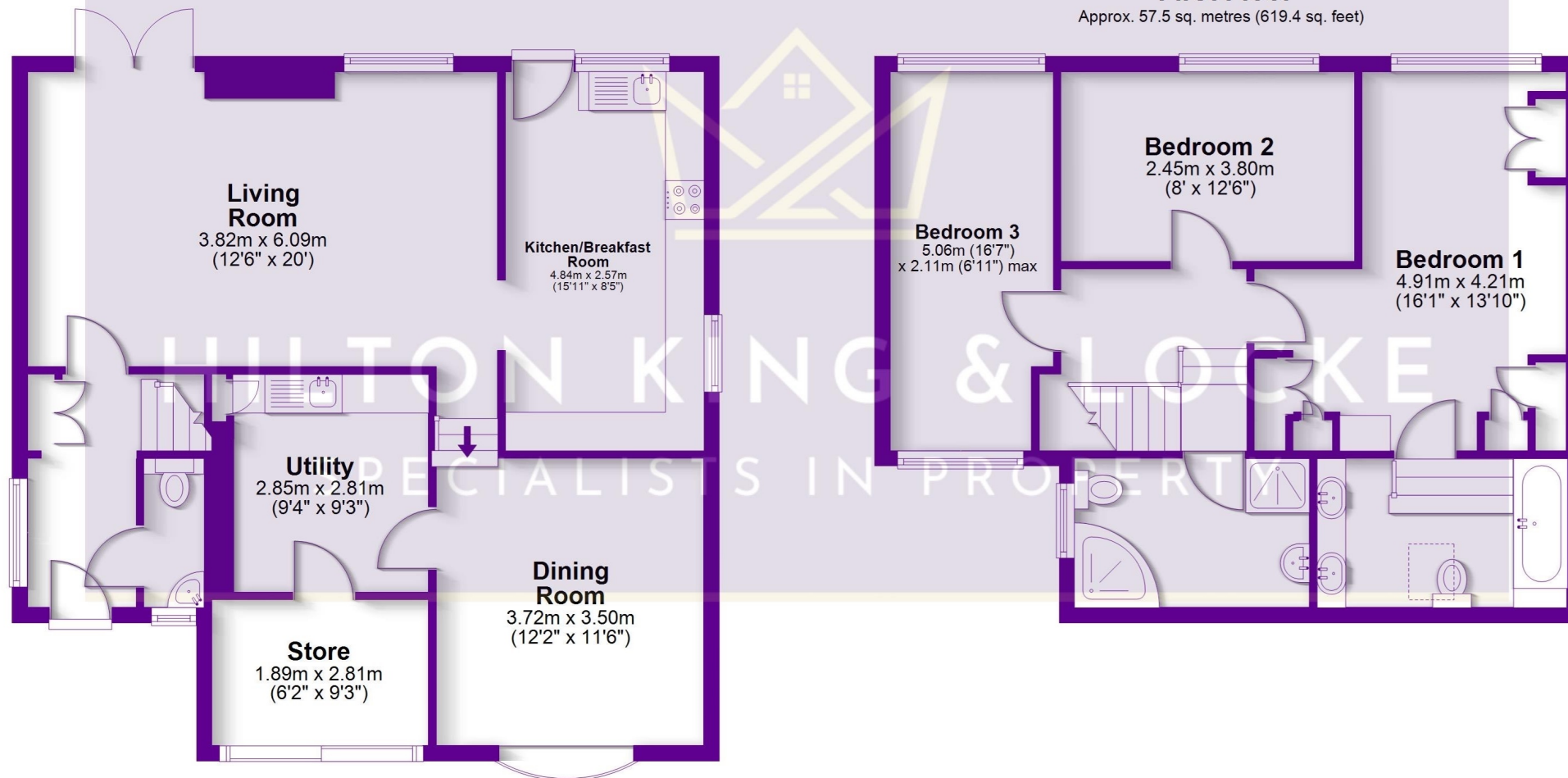


Shed

2.44m x 1.83m
(8' x 6')

First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Living Room

3.82m x 6.09m
(12'6" x 20')

Kitchen/Breakfast Room

4.84m x 2.57m
(15'11" x 8'5")

Utility

2.85m x 2.81m
(9'4" x 9'3")

Dining Room

3.72m x 3.50m
(12'2" x 11'6")

Store

1.89m x 2.81m
(6'2" x 9'3")

Bedroom 2

2.45m x 3.80m
(8' x 12'6")

Bedroom 3

5.06m (16'7")
x 2.11m (6'11") max

Bedroom 1

4.91m x 4.21m
(16'1" x 13'10")

Total area: approx. 134.5 sq. metres (1447.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages and outbuildings © My Home Property Marketing -
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