

HILTON KING & LOCKE

SPECIALISTS IN PROPERTY









Hilton King and Locke are delighted to bring to the market this lovely three-bedroom, mid terraced property tucked away in the sought after location of Chalfont St. Peter, situated on Joiners Way. This property is within walking distance to Chalfont St. Peter Montessori school and the Chalfont St. Peter high street where you will find all your local amenities and transport links. This family home benefits from a quiet cul-de-sac location with off street parking for three cars.

As you enter the property you are presented with the open plan kitchen/diner (22'5 x 9'8). The kitchen has units both at base and eye level allowing plenty of storage and work surface space. To the left of the dining room, there is a door leading you to the snug (8'0 x 8'0). Leading on from the kitchen you enter into the bright and spacious living room which comfortably seats two double sofas, space for a centre piece and a feature fireplace.

The stairs lead you to the sizeable landing providing access to a large, double in size, master bedroom (13'9 x 10'11) with built in wardrobes and plenty of floorspace. The second bedroom is also double in size providing built in wardrobes. The third and final bedroom (10'8 x 7'3) fits a single bed with a desk creating a multi-purpose space for a bedroom/study. The upstairs also consists of the modernised family bathroom which includes a bathtub and overhead shower.

This property provides a fantastic sized garden with rear access. The garden is mainly laid to lawn with a patio area for garden furniture, great for entertaining in the summer months.

Joiners Way is located just off the road Joiners Lane which is in close proximity to Chalfont St. Peter village centre providing shops and amenities. Additionally, Gerrards Cross is nearby where you will find additional shopping facilities and transport links via Chiltern Rail, getting you into London Marylebone in approximately 22 minutes. Amersham and Chalfont & Latimer station is nearby and offers the Metropolitan

Time Tandan TT damanand amaiana Dankinahanahinahanahinahanah dam







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.



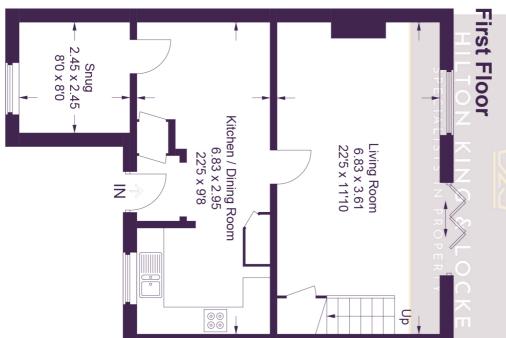
20 Market Place Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060 csp@hklhome.co.uk

12 Joiners Way

Ground Floor = 53.0 sq m / 570 sq ftFirst Floor = 46.2 sq m / 497 sq ftApproximate Gross Internal Area Total = 99.2 sq m / 1,067 sq ft





Ground 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.
© CJ Property Marketing Ltd Produced for Hilton King & Locke

