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3 Grange Close, Chalfont St Peter. SL9 9AJ.

£760,000 Freehold



Hilton King and Locke are delighted to bring to market this immaculately presented three-bedroom, detached property situated just minutes away from Chalfont St Peter village and its local amenities. This property offers fantastic open plan living space as well as off street parking and garage providing plenty of parking for multiple cars.

As you enter the property you step into the spacious entrance hall which provides access to the living room and the kitchen/dining room. The living room is a fantastic space which comfortably situates multiple sofas and units all centred around the feature fireplace. The kitchen/dining room is situated at the rear of the property and has windows overlooking the garden and French doors opening directly onto the patio. There is an extensive range of modern fitted units at base and eye level providing ample storage and surface space, plus plenty of room to accommodate for table and chairs as well as additional seating at the breakfast bar. The downstairs WC completes the ground floor.

Moving to the first floor via the stairs in the entrance hall, there is a central landing which provides access to all three bedrooms and family bathroom. The master bedroom is a large double bedroom with fitted wardrobes, bedrooms two and three are also double rooms with built in storage also in bedroom three. The family bathroom is a modern three-piece suite.

Externally, the house benefits from a single garage and ample off-street parking. The south-southeast rear garden is beautifully landscaped, offering a low-maintenance outdoor space and providing a fantastic suntrap seating area.





The property is situated in one of only a few locations that is within a 0.25 mile level walk of Chalfont St Peter Village Centre, where M&S Food Hall, Co Op, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is a fraction over 1.25 mile 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, Amersham and Chalfont & Latimer 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.



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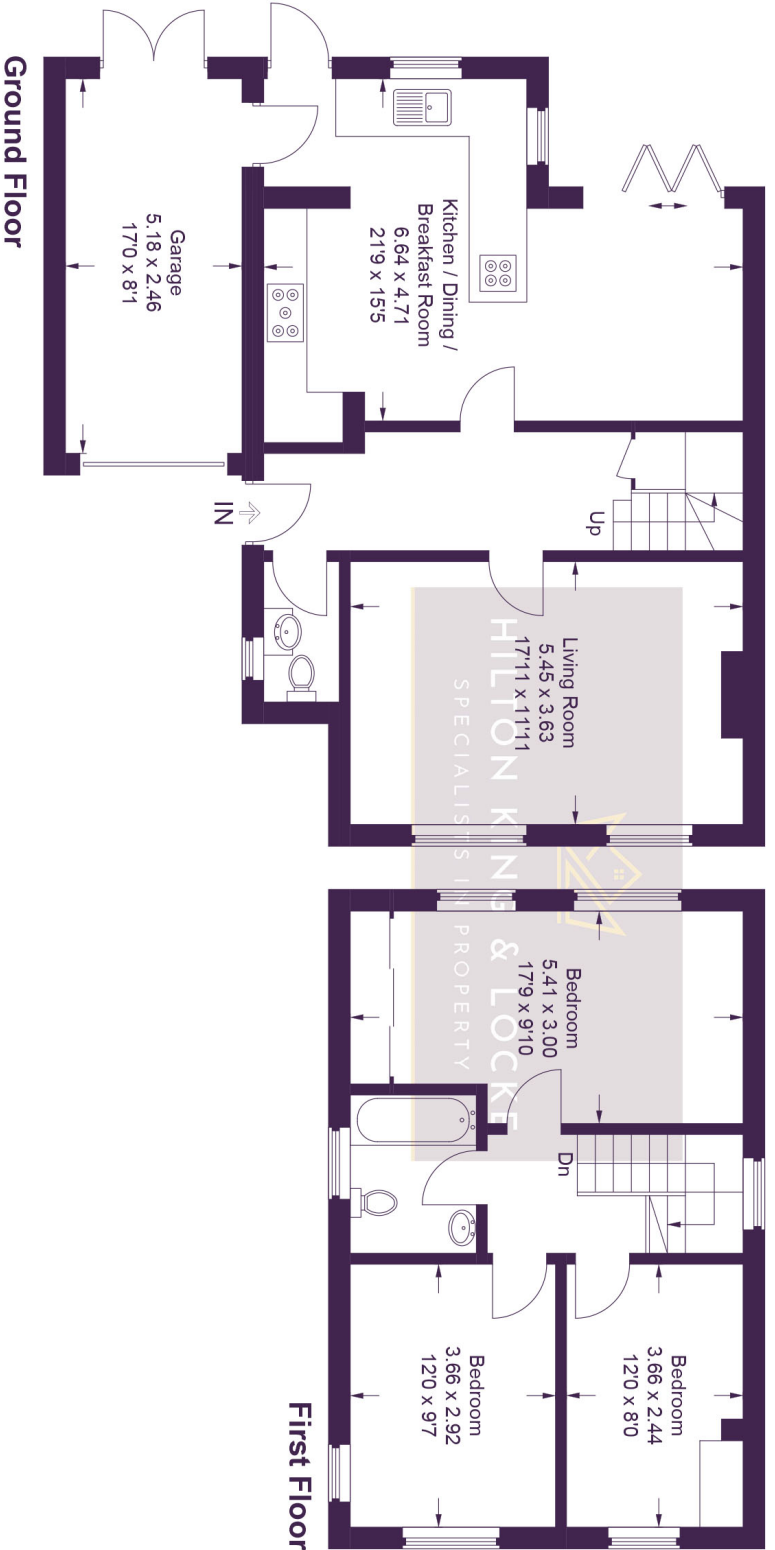
# 3 Grange Close

Approximate Gross Internal Area

Ground Floor = 76.5 sq m / 823 sq ft

First Floor = 46.6 sq m / 502 sq ft

Total = 123.1 sq m / 1,325 sq ft  
(Including Garage)



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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