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25 Royle Close, Chalfont St Peter. SL9 0BA.

£725,000

This stunning three bedroom extended detached house is presented for sale in beautiful order, having been refurbished and modernised by the present owner to a high standard, with contemporary styling throughout. The property is circa 1400sqft and offers the potential for further extension to the side, on top of the garage and/or to the rear, subject to planning permission and building regulations. Accommodation is bright, spacious and flexible, plus the property is within walking distance of Robertswood School and within easy reach of local amenities, including Chalfont St Peter Village centre.

Upon entering the property, there is an immediate feeling of space with an excellent size entrance hall, leading through to the ground floor accommodation. The living room is situated at the front of the property and allows for multiple sofas centred around the feature fireplace. The modern kitchen has built in appliances as well as plenty of storage and a breakfast bar for additional seating. The extended rear family room is a large bright space which provides further room for sofas as well as comfortably fitting a six-seater dining table and allowing for an abundance of natural light to enter via the electric skylight and bi folding doors opening directly onto the rear patio. Off the family room in the extended side there is an additional storage room/potential utility which in turn leads to the modern shower room.

Moving to the first floor via the stairs in the entrance hall there are three bedrooms and family bathroom. The master bedroom enjoys a view of the rear garden and benefits from fitted wardrobes, whilst bedrooms two and three overlook the front of the property. The second bedroom is also a comfortable double with built in storage. Bedroom three is a large single room which could fit a small double bed. The family bathroom is a three-piece bath suite with shower attachment.

To the front of the property there is off street parking for two cars on the drive plus there is further street parking directly in front of the property. The rear garden is mainly laid to lawn and features a decked



seating area at the rear. There is a patio directly off the bifolding doors and from there, access to the converted part of the garage which has electrics and has been insulated to provide a separate office space.

The property is within a walking distance of CSP village, 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.



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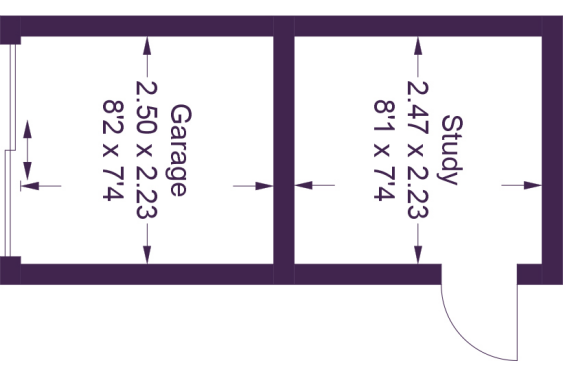
Approximate Gross Internal Area

Ground Floor = 73.6 sq m / 792 sq ft

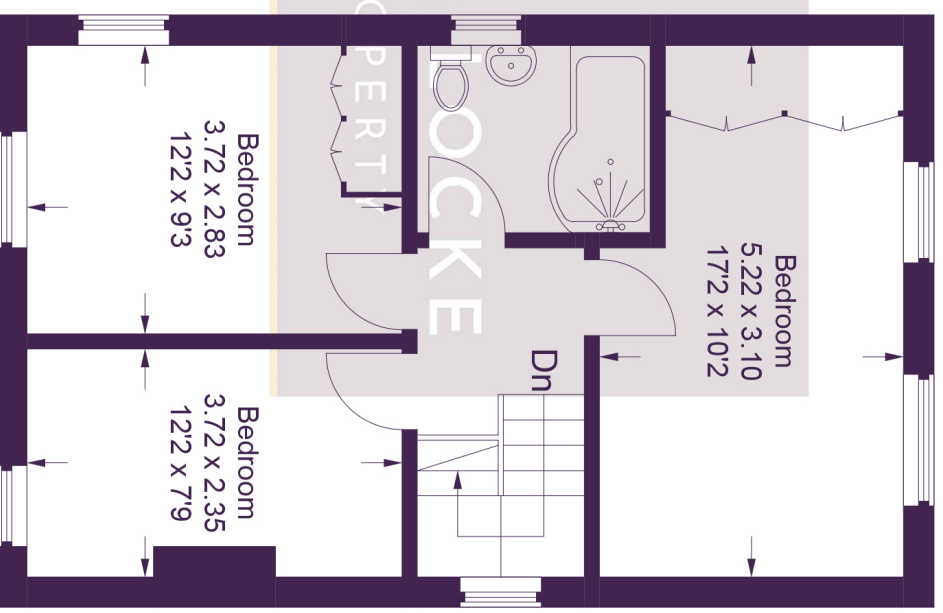
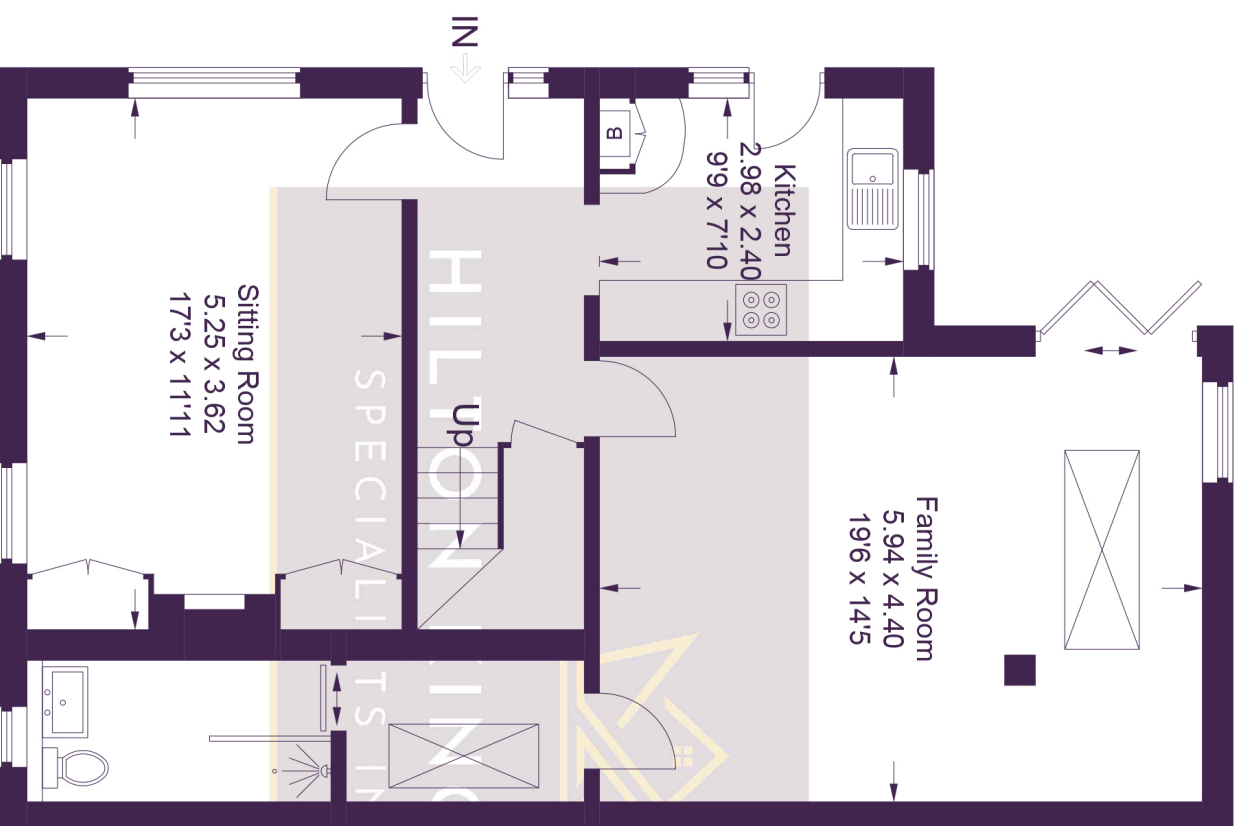
First Floor = 45.4 sq m / 489 sq ft

Garage = 11.1 sq m / 119 sq ft

Total = 130.1 sq m / 1,400 sq ft



(Not Shown In Actual
Location / Orientation)



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.