



HILTON KING & LOCKE
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1a Sussex Close, Chalfont St Giles, Buckinghamshire. HP8 4PP.

£645,000 Freehold

Hilton King and Locke are delighted to present this charming three-bedroom end-of-terrace home, built in 2018 and ideally located just a few minutes' walk from Chalfont St Giles village centre.

This attractive property offers a spacious open-plan kitchen/living area, three well-proportioned bedrooms, private gardens, and off-street parking. With the added benefit of potential for a wraparound ground floor extension and rear dormer (structural loft flooring already in place) STPP.

The front door opens into the large bright open-plan kitchen/living space, with full-width bifolding doors to the rear that flood the space with natural light. The living area comfortably accommodates multiple sofas and freestanding furniture, while the stylish kitchen is fitted with an extensive range of modern units at both base and eye level. It includes ample surface space and room for a full suite of appliances, including dishwasher, washing machine, oven, fridge, and freezer, along with a convenient breakfast bar for additional seating. A downstairs cloakroom WC is located near the entrance, completing the ground floor.

Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a fantastic size double with plenty of space for large wardrobes and units. Bedroom two is a smaller double, while bedroom three is a comfortable single—ideal as a child's room, guest room, or home office. All bedrooms share the modern family bathroom, which features a sleek three-piece suite with shower over the bath.

Outside, the large driveway to the side offers off-street



parking for multiple vehicles. The rear garden is mainly laid to lawn, complemented by a raised decked area that leads directly from the bifold doors—perfect for entertaining or relaxing outdoors. To the side, there is an additional garden, currently used as a walkway, which could be incorporated into the main garden or potentially developed further (STPP).

This property boasts an excellent position for local transport networks, located close to both the M40 and M4 motorways and within easy walking distance to multiple bus routes servicing local towns, Heathrow Airport and points of interest.

From this property Gerrards Cross mainline station is just a 10-minute drive away, offering direct services into London Marylebone in under 30 minutes from the West End and the tube network. Alternatively, Amersham, Little Chalfont, and Denham tube stations are all within easy reach, providing further access to the London Underground network.

Families will also appreciate the close proximity to Chalfont St Giles Infant and Junior Schools, as well as nearby children's nurseries, parks, shops, and leisure facilities—all within a short walk.

This is a truly exceptional home that combines contemporary living with future potential in a sought-after village location. Viewing is highly recommended.



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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Apple End, 1A Sussex Close

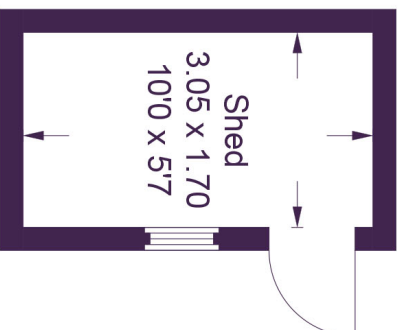
Approximate Gross Internal Area

Ground Floor = 42.9 sq m / 462 sq ft

First Floor = 40.0 sq m / 430 sq ft

Shed = 5.2 sq m / 56 sq ft

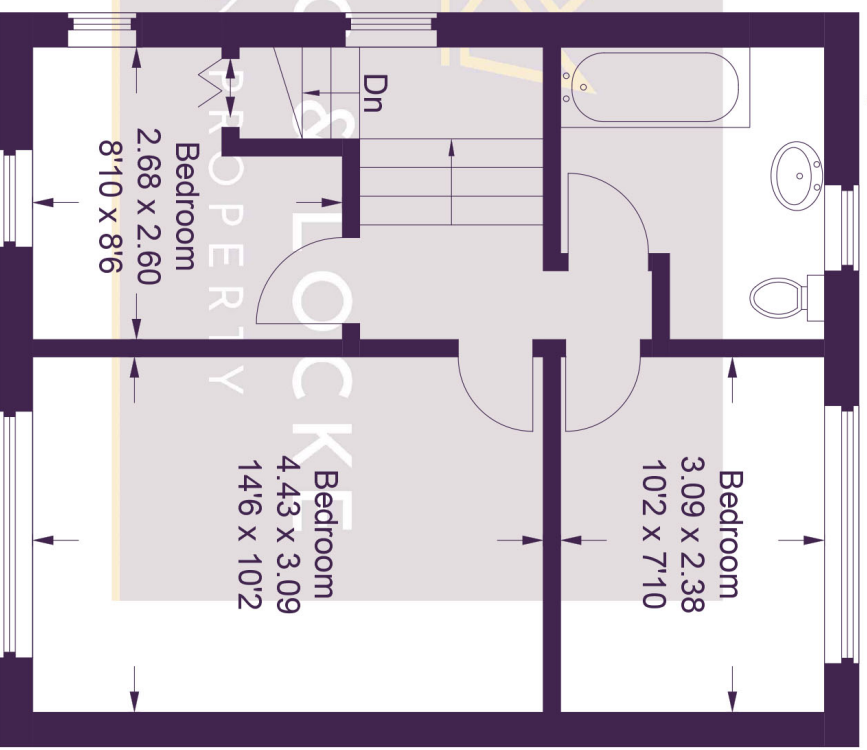
Total = 88.1 sq m / 948 sq ft



(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.