



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



2 Lawn Cottages, Townfield Lane, Chalfont St Giles. HP8 4QL.

£514,500 Freehold

Hilton King and Locke are delighted to bring to the market this two/three-bedroom character cottage with off street parking just seconds from Chalfont St Giles Village centre. The property is presented with some original features and offers bright accommodation arranged over four floors which includes kitchen, living room, cellar, and loft room.

The front door leads into the kitchen, which is fitted with units at both base and eye level offering ample storage as well as space for combi boiler, dishwasher, fridge/freezer, integrated oven and breakfast bar. There is a hatch in the floor leading down to the original cellar which is perfect for additional storage. Moving through the property you are greeted by a cozy, bright room which centres itself around the original brick fireplace with views down the garden. At the back of the property, you will find double doors which open onto the patio. The mature garden is patioed at the top and the bottom with a middle section of turf giving the owners the ease of low maintenance whilst having a peaceful and private space. There is additional space in the form of a shed at the end.

Moving to the first floor, there is a central landing providing access to both bedrooms and family bathroom. Bedroom one is a double bedroom which allows room for wardrobes and drawers without crowding the room. Also, there is a large storage cupboard which stretches back above the stairs. Bedroom two is a single room with storage cupboard and stairs that lead to the loft room. The loft room itself is a great size and a comfortable double room space.

Another fantastic feature of this period property is the external



utility room which is found out the front of the property. Originally the WC this has been converted to include a separate hot water heater, washing machine and freezer giving an ideal separate space for all of these utilities.

Lawn Cottages is extremely convenient for access to local amenities and transport links. Both Little Chalfont and Gerrards Cross are around 3.0 miles from the property with Gerrards Cross providing 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.

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 Giles Infant School, Church of England Academy and Community College are all nearby. The area is also 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.



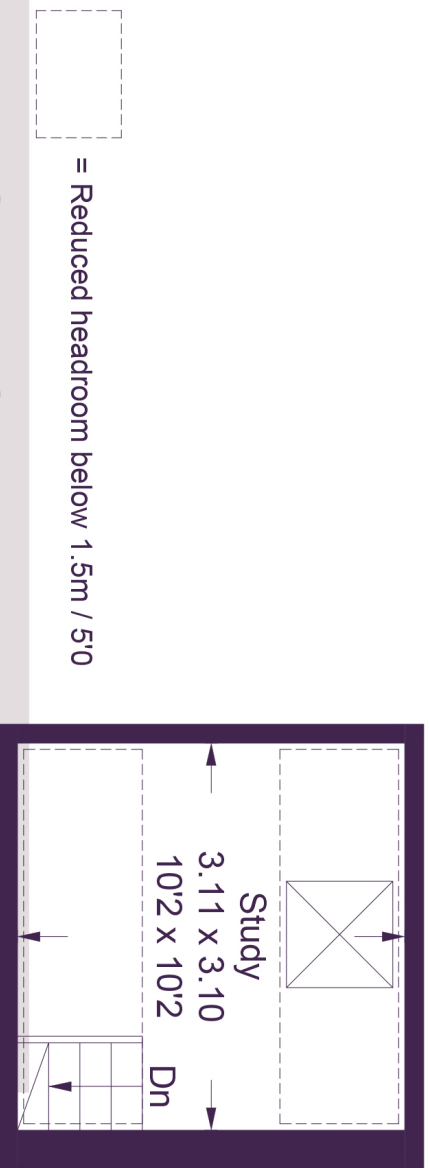
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2 Lawn Cottages



Approximate Gross Internal Area
Ground Floor = 24.2 sq m / 260 sq ft
First Floor = 23.8 sq m / 256 sq ft
Second Floor = 9.6 sq m / 103 sq ft
Cellar = 7.2 sq m / 77 sq ft
Outbuilding = 3.4 sq m / 36 sq ft
Total = 68.2 sq m / 732 sq ft

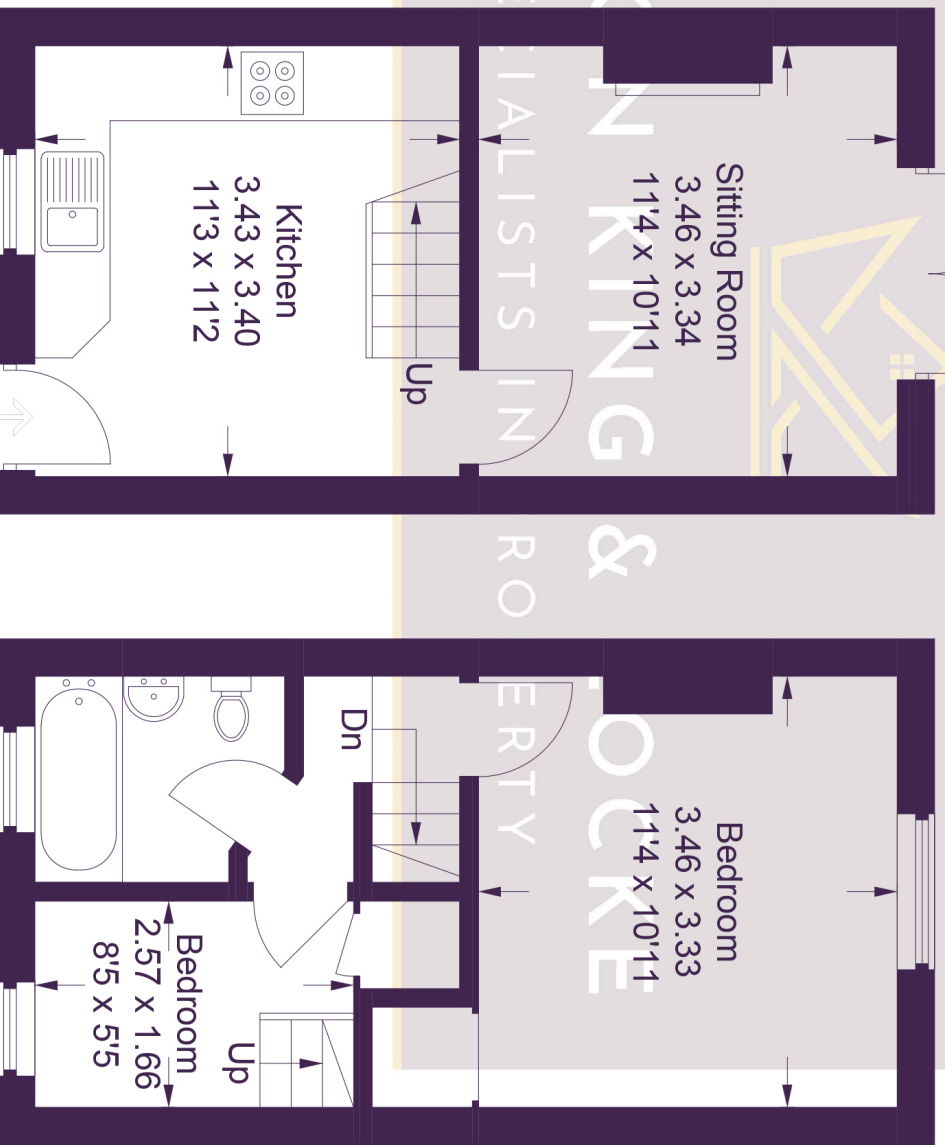


Second Floor

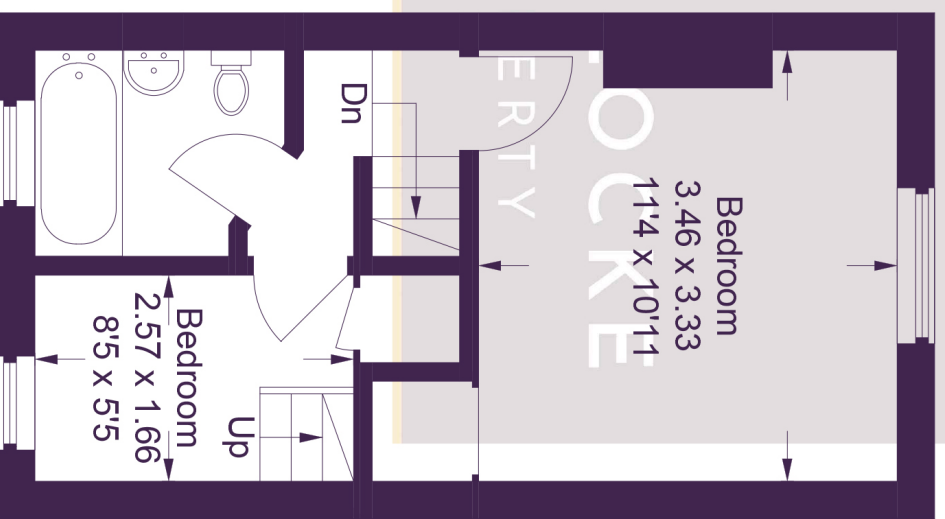


Outbuilding

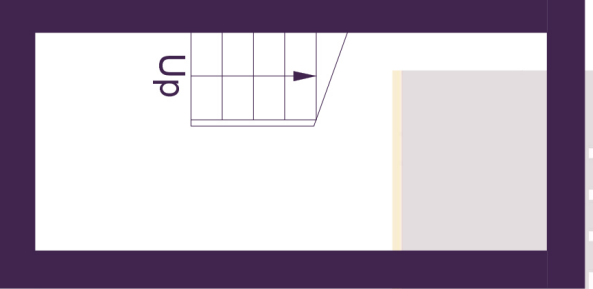
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Cellar

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.