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48b High Street, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9RA.

£375,000 Leasehold

This stunning two double bedroom apartment of immense character and contemporary styling is located in the heart of Chalfont St Peter Village. The property offers spacious accommodation, presented in excellent decorative order throughout including a stunning living room/dining room, fitted kitchen, modern bathroom and outside space for a table and chairs.

Steps will lead you up to the entrance of the property which has a decked balcony area providing space for table and chairs and the front door leads into the hallway. The hallway leads through to an excellent size kitchen which has a range of fitted modern units at base and eye level including display units and fitted oven and hob, plus dual aspect double glazed windows.

From the kitchen an opening leads through to the stunning, spacious sitting/dining room which has two large windows providing an abundance of light to the room, wood flooring and ample space for a large sofa plus table and chairs.

A door from the sitting room then leads through to a second inner hallway where the two double bedrooms are located. Both bedrooms have large windows and plenty of space for a double bed and wardrobes. Also off the inner hallway is a walk in storage cupboard or wardrobe which provides the potential use as a small study area.

The modern bathroom is situated off the entrance hall and features a panel enclosed bath with shower and double glazed window.

There is a parking space that is currently rented from one of the local properties on a long term agreement (further details available on request) and the deck balcony providing outside space for table and chairs.

The property is situated in the heart of the village and just a



short stroll from a variety of local shopping facilities. M&S Food Hall, Tesco Express, Costa Coffee, Doctors Surgery and local transport links will be found in the village.

Chalfont St Peter Infant School, Academy and Community College are all also within walking distance. Gerrards Cross is situated approximately 1.6 miles from the property and provides a wider range of shopping facilities and Mainline station with trains into Marylebone in approximately 22 minutes.

Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.



#### 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).

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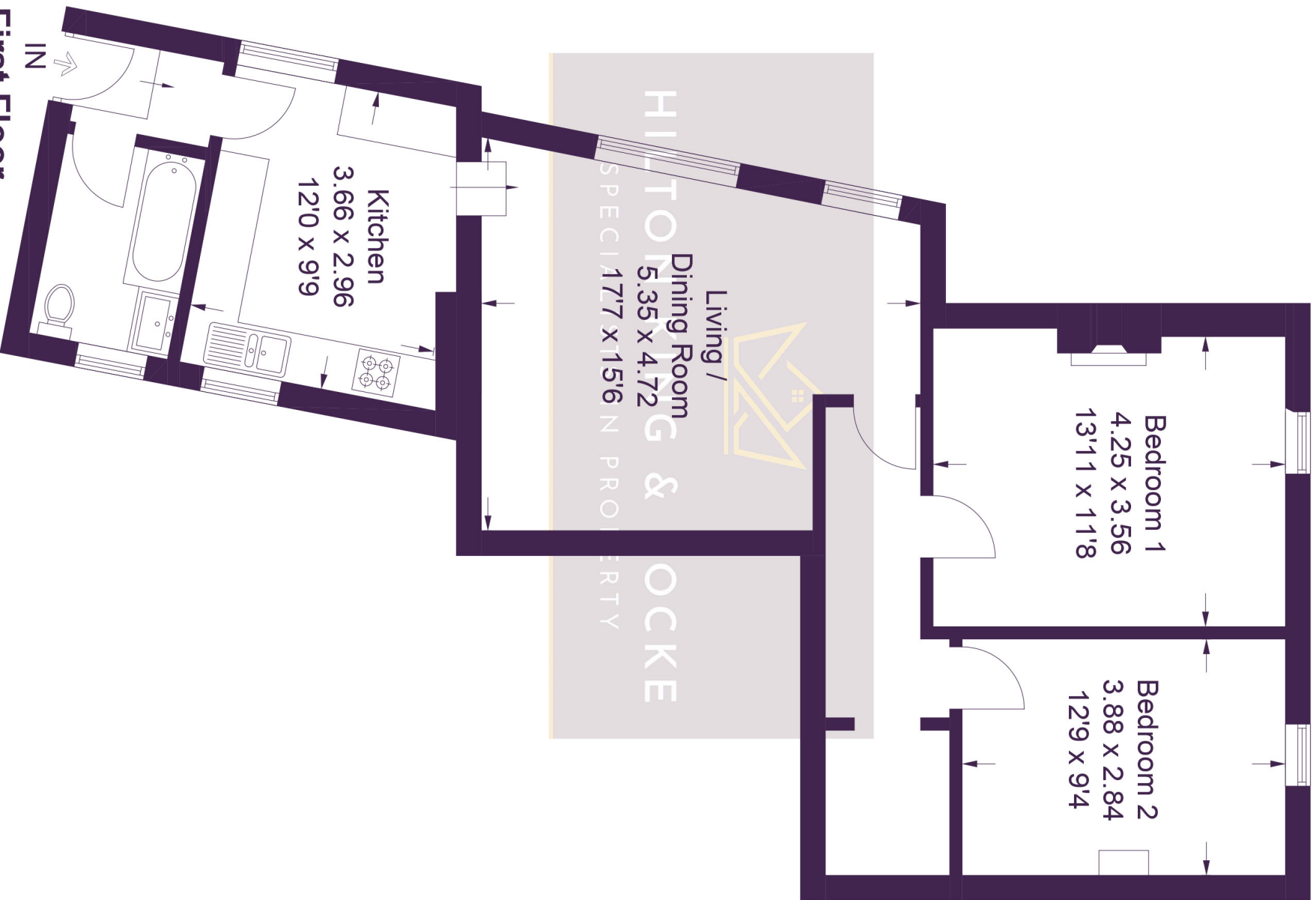


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# 48B High Street

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft



## 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.

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