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Nicol Road, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9LX.

OIEO £700,000 Freehold

Located just a short walk from the heart of Chalfont St Peter, this four bedroom detached house offers a superb combination of space, convenience, and versatile, family-friendly living.

As you enter through the front door, you are welcomed into a bright central hallway with the staircase ahead. To the left sits the fourth bedroom, which could alternatively be used as a peaceful study, perfect for working from home. Continuing along the hall, you arrive at the generous dining room, which forms the natural hub of the ground floor and leads seamlessly into the well-designed kitchen. The kitchen provides ample workspace and everyday practicality, with an adjoining utility room offering additional storage, outside access, and a downstairs cloakroom.

At the rear, the spacious living room enjoys an abundance of natural light and features bi-folding doors opening directly onto the garden. This impressive room comfortably accommodates multiple seating areas, making it an ideal setting for family life and entertaining.

Upstairs, the central landing leads to three bedrooms and a modern family bathroom. Both the master and second bedrooms are well-proportioned doubles with room for wardrobe storage, while the third bedroom serves comfortably as a large single room. The three-piece family bathroom is shared by all bedrooms.

Outside, the property benefits from an in-and-out driveway providing off-street parking for multiple vehicles. The rear garden is predominantly laid to lawn, surrounded by mature hedges and bushes, and features a generous patio accessed directly via the living room, perfect for outdoor dining and children's play.

The location is a major highlight. Chalfont St Peter village centre is strolling distance, offering an M&S Foodhall, Costa Coffee, a range of independent shops, cafés, and popular eateries, ideal for everyday convenience. Nearby Gold Hill Common provides a



wonderful open green space for dog walks, family outings, and community events, making it a true focal point of village life.

Families will appreciate the excellent local school options, with Chalfont St Peter CofE Academy, Robertswood School, and The Chalfonts Community College all within easy reach and highly regarded by residents.

The property also offers clear scope for future extension (STPP), including the potential to expand the ground floor or reconfigure the layout to create open plan living, giving buyers the opportunity to tailor the home to their needs.



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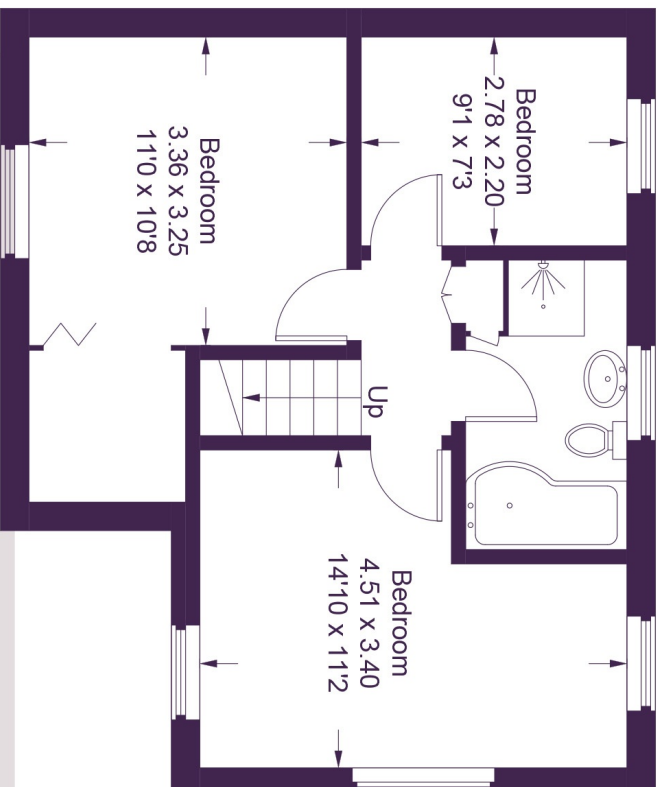


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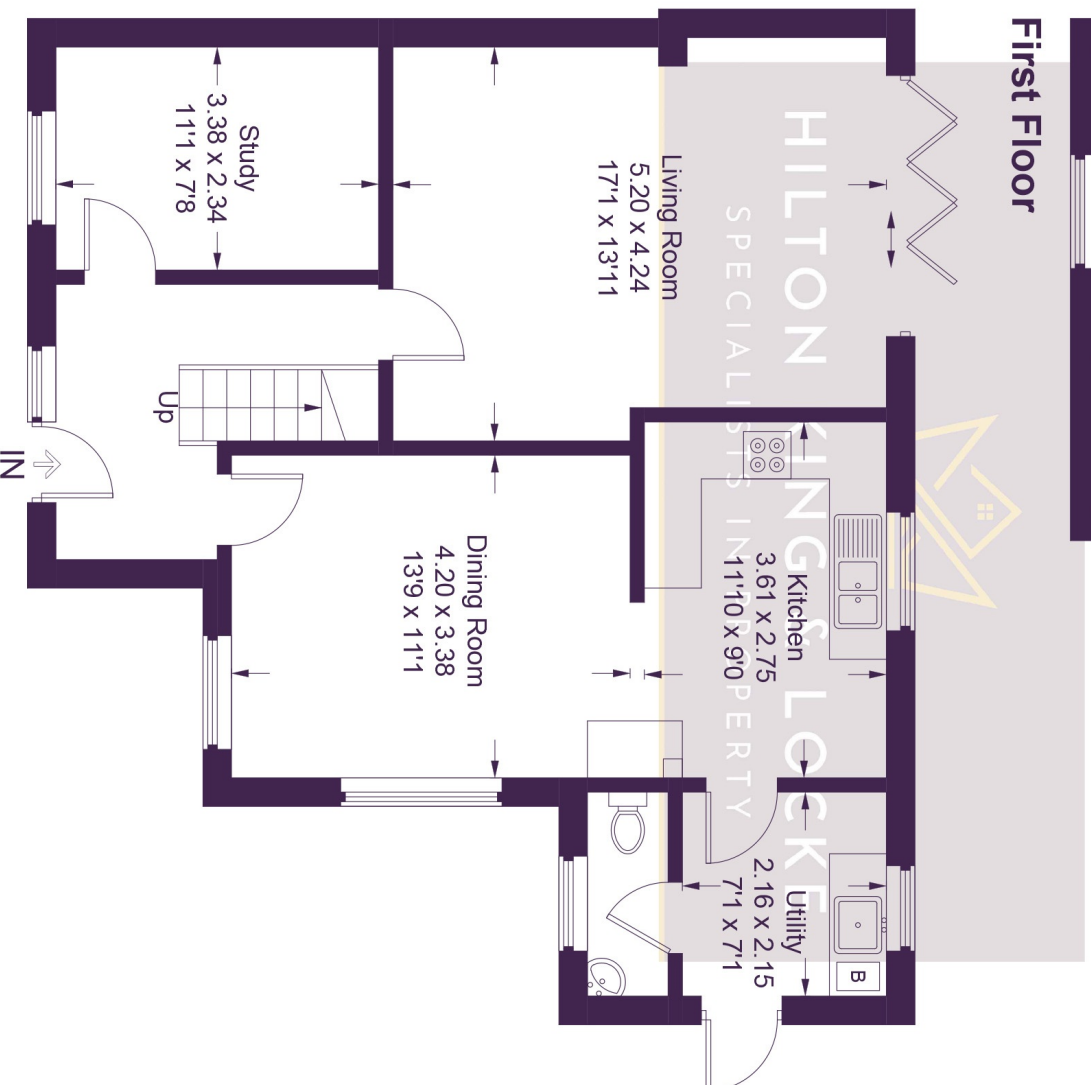
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Approximate Gross Internal Area
Ground Floor = 71.2 sq m / 766 sq ft
First Floor = 43.5 sq m / 468 sq ft
Total = 114.7 sq m / 1234 sq ft



First Floor



Ground 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.