



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Dingadee, Gold Hill North, Chalfont St Peter, Buckinghamshire. SL9 9DS.

OIEO £600,000 Freehold

CHAIN FREE

Hilton King and Locke are delighted to bring to market this extended three bed semidetached property just seconds away from the high street. The property has been extended to provide fantastic family living space along with three good bedrooms, large open plan kitchen, utility, private garden, and garage.

The ground floor has been extended to the rear and provides fantastic space with two main living areas, the large living dining rooms which allows for multiple sofas and units as well as a large dining table whilst benefitting from views out onto Goldhill Common, and the rear kitchen/conservatory which along with the island provides additional seating as well as plenty of surface space and storage with units at both base and eye level and the suntrap seating area conservatory. There is also the utility room allowing room for the white goods and providing access to the downstairs WC.

Moving to the first floor via stairs in the entrance hall you are brought to a central landing which provides access to all three bedrooms and family bathroom. Bedrooms one and two are both large double rooms and both benefit from built in storage, bedroom three is a smaller room but is a fantastic office space/single room. There is a separate bathroom and WC.

The rear garden is low maintenance with a small lawn and landscaped patio areas alongside mature bushes, shrubs and raised planting beds. There is off street parking for multiple cars



and garage at the rear off the property accessible off Churchfield Road where there is access into the rear garden.

The property is within a short walk of Chalfont St Peter Village centre. A variety of local shopping facilities, including M&S Food Hall, 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 less than 2 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.

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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Dingadee, Gold Hill North



Approximate Gross Internal Area
Ground Floor = 80.2 sq m / 863 sq ft
First Floor = 42.5 sq m / 457 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 136.0 sq m / 1,463 sq ft



Ground Floor

First Floor

(Not Shown In Actual
Location / Orientation)

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.