



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



70 Layers Close, Chalfont St Peter, Buckinghamshire. SL9 9HT.

£500,000 Freehold

This extended three-bedroom end of terrace house is beautifully presented throughout. The property is situated in a sought-after residential area and offers excellent family accommodation which includes a stunning extended fitted kitchen come family room/dining room at the rear of the property, which is the real hub of the home, plus a separate sitting room/snug at the front of the property. There is off street parking for two cars on the block paved driveway and the rear garden has been landscaped to provide a fabulous space for entertaining including expansive patio area and lawn garden.

Upon entering the property there is a bright hallway with wood flooring and fitted storage cupboard which lends itself to be converted to create a cloakroom/wc. A door on the right of the hallway leads into the front sitting room which has a double-glazed window to front aspect and wood flooring matching the hallway. The superb, fitted kitchen/family/dining room can be accessed from both the hallway and sitting room. There is an extensive range of gloss fitted units at both base and eye level giving plenty of work surface space and storage. There is also a moveable island unit with breakfast bar and further room to comfortably fit a six-seater table. Double doors to the rear garden provide an abundance of light to the room.

Moving to the first floor via stairs in the entrance hall there is a central landing providing access to all three bedrooms and family bathroom. The master is a good-sized double with views onto the rear garden. The second bedroom is a smaller double room with front aspect and the third bedroom (currently used as a walk-in wardrobe) would be the idea nursery/home office.



The rear garden is made up of a well proportioned patio which is directly accessed from the rear double doors off the kitchen, with the rest laid to lawn with a new fence on one side and a mature hedge line on the other. There is also a shed at the bottom of the garden.

Layers Close is extremely convenient for access to local amenities and transport links as well as Gold Hill Common. Gerrards Cross is less than 1 mile from the property and provides 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. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

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 Peter 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.



20 Market Place  
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

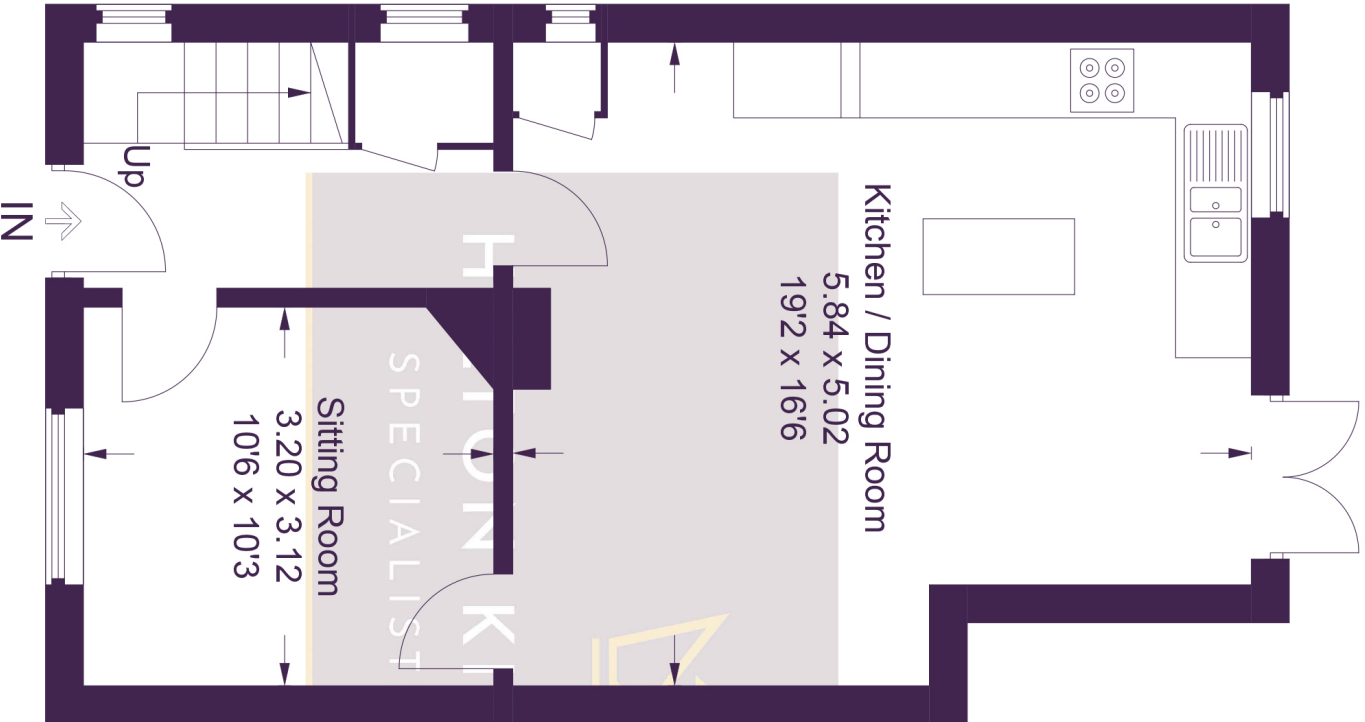
# 70 Layers Close

Approximate Gross Internal Area

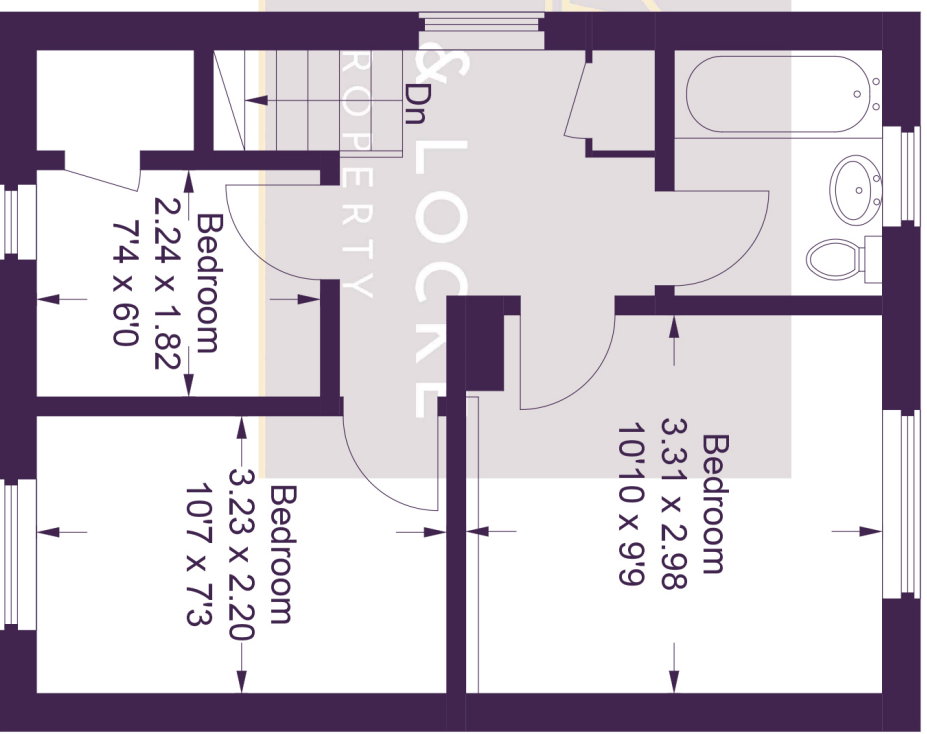
Ground Floor = 45.5 sq m / 490 sq ft

First Floor = 34.2 sq m / 368 sq ft

Total = 79.7 sq m / 858 sq ft



**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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke