



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



7 Ravensmead, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0NB.

£900,000 Freehold

Hilton King and Locke are delighted to bring to market this superb three bedroom detached house which is situated in a highly sought after residential location. The property itself has been refurbished throughout and offers excellent family accommodation presented in excellent decorative order.

This family home also occupies a fantastic plot with a large rear garden and as such offers the potential for significant extension to the side and rear, subject to the usual planning consent.

Upon entering the property there is a good size bright hallway leading to the ground floor accommodation. The living room overlooks the front of the property and has double doors leading through to the dining area. The kitchen/dining room stretches across the rear section of the property and overlooks the garden with double doors leading to the outside. The kitchen is fitted with a range of quality units and fitted appliances as well as a door leading through to the utility room which provides access to the front garden and rear garden as well as a separate sink and storage. The garage, which in turn leads through to the office is accessed by a door from the utility room. The ground floor cloakroom completes the ground floor accommodation.

Moving to the first floor, there are three excellent size bedrooms and the modern family bathroom. The master bedroom has a dual aspect and there is a large area of eaves storage off of the landing.



To the front of the property there is off street parking for at least three cars and the rear garden is of an excellent size with paved patio area.

Situated on the Chalfont Common side of the Village the property is within a short stroll of numerous countryside walks and public footpaths. Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than two miles away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible. 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, Stoke Park, 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.

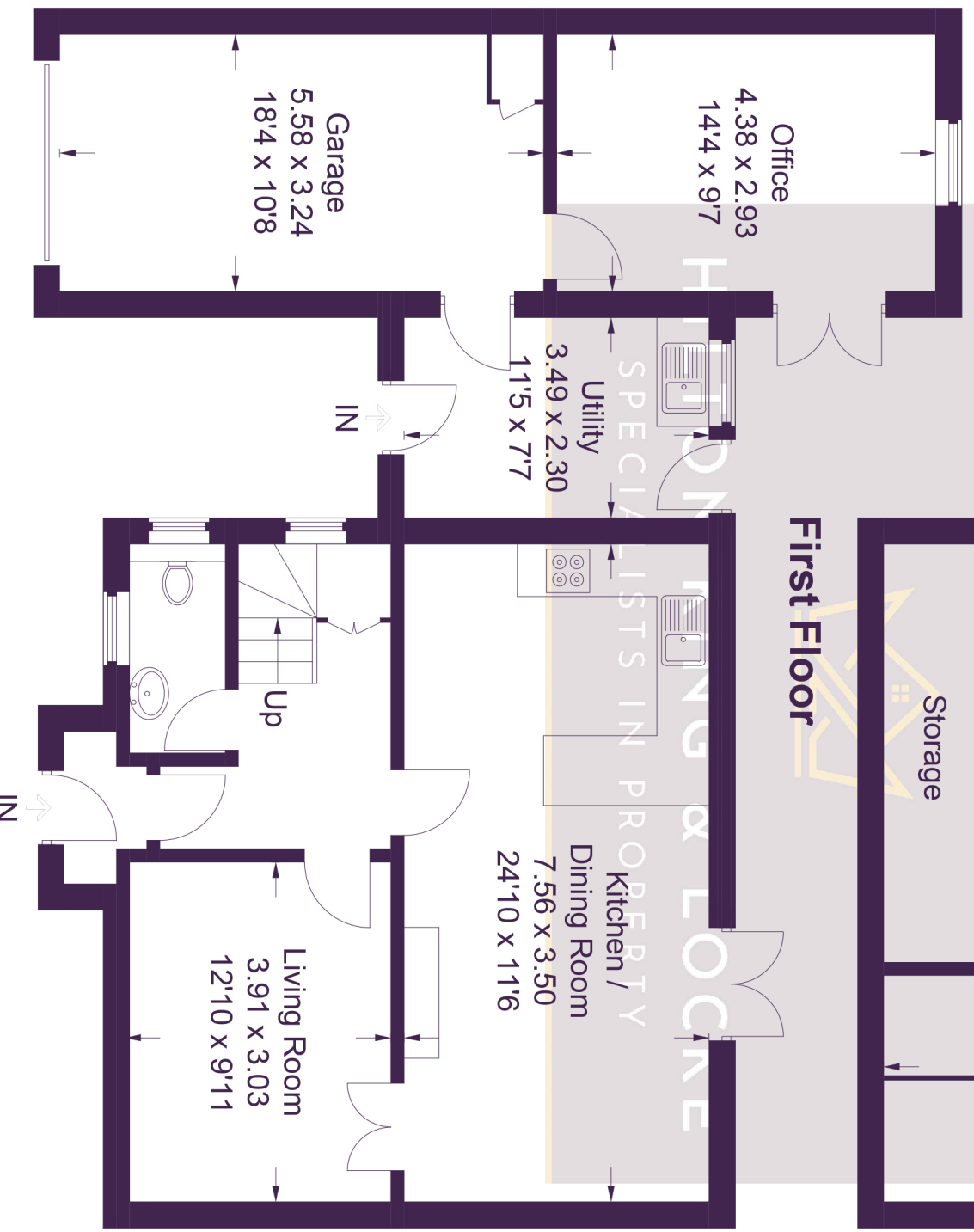
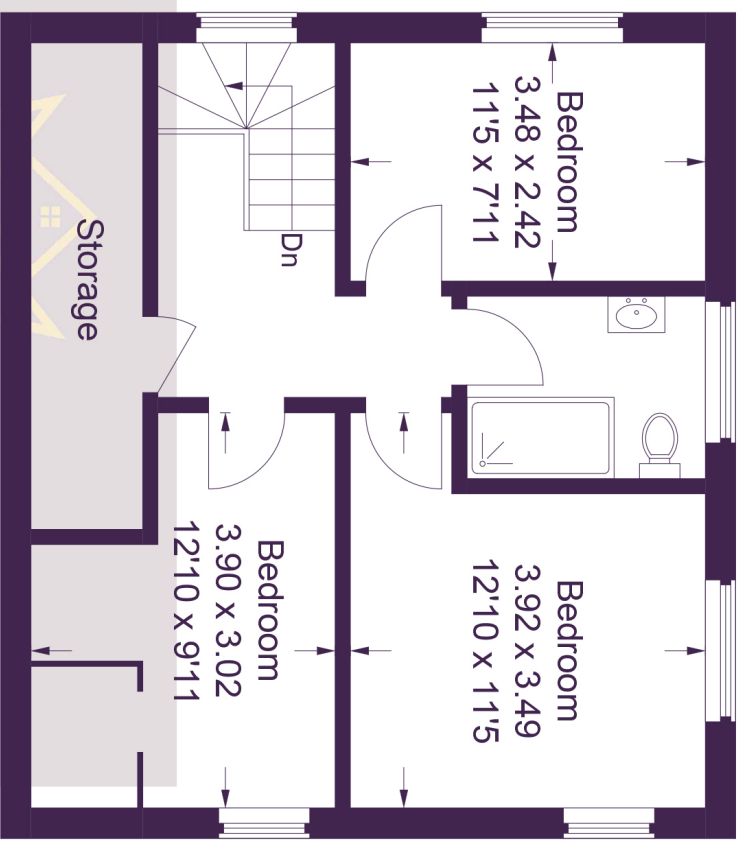


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# 7 Ravensmead

Approximate Gross Internal Area  
Ground Floor = 51.8 sq m / 557 sq ft  
First Floor = 50.2 sq m / 540 sq ft  
Outbuildings = 39.2 sq m / 422 sq ft  
Total = 141.2 sq m / 1,519 sq ft



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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