



HILTON KING & LOCKE
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21 Layters Close, Chalfont St Peter. SL9 9HS.

£550,000 Freehold

Hilton King and Locke are delighted to bring to market this three-bedroom semidetached home situated in a sought-after residential area which offers excellent family accommodation and includes an open plan fitted kitchen and dining room, separate sitting room/snug, detached garage and parking. The property is CHAIN FREE and has potential to extend subject to PP.

Upon entering the property there is a bright entrance hall which leads directly into the sitting room. The sitting room benefits from a large bay window and provides ample space for multiple sofas and units and centres itself around the feature fireplace. Moving through into the kitchen/diner you will find an open plan space overlooking the garden which allows for an abundance of natural light. This space comfortably seats a six-seater table, and the kitchen has units at both base and eye level giving plenty of work surface space and storage. There is a fitted oven and extractor, fridge, freezer, and dishwasher as well as large separate storage cupboards. The French doors open directly out onto the rear garden. The downstairs WC and pantry storage by the side access door complete the ground floor.

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 room with views onto the rear garden and built-in wardrobes. The second bedroom is also a fantastic size double room with front aspect and the third bedroom would be the ideal single room/nursery/home office. The family bathroom is a three-piece suite and completes the first floor.

The rear garden is made up of patio walkways surrounding mature and beautifully maintained flower beds with shrubs and flowers around the perimeter. There is a seating area towards the rear of the garden with a wooden framed pergola above. The garden is accessible via French doors opening out from the kitchen/dining room or via the side access



and side door. At the rear of the garden there is a large garage which opens up onto the private parking and garage access road.

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.



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21 Layers Close

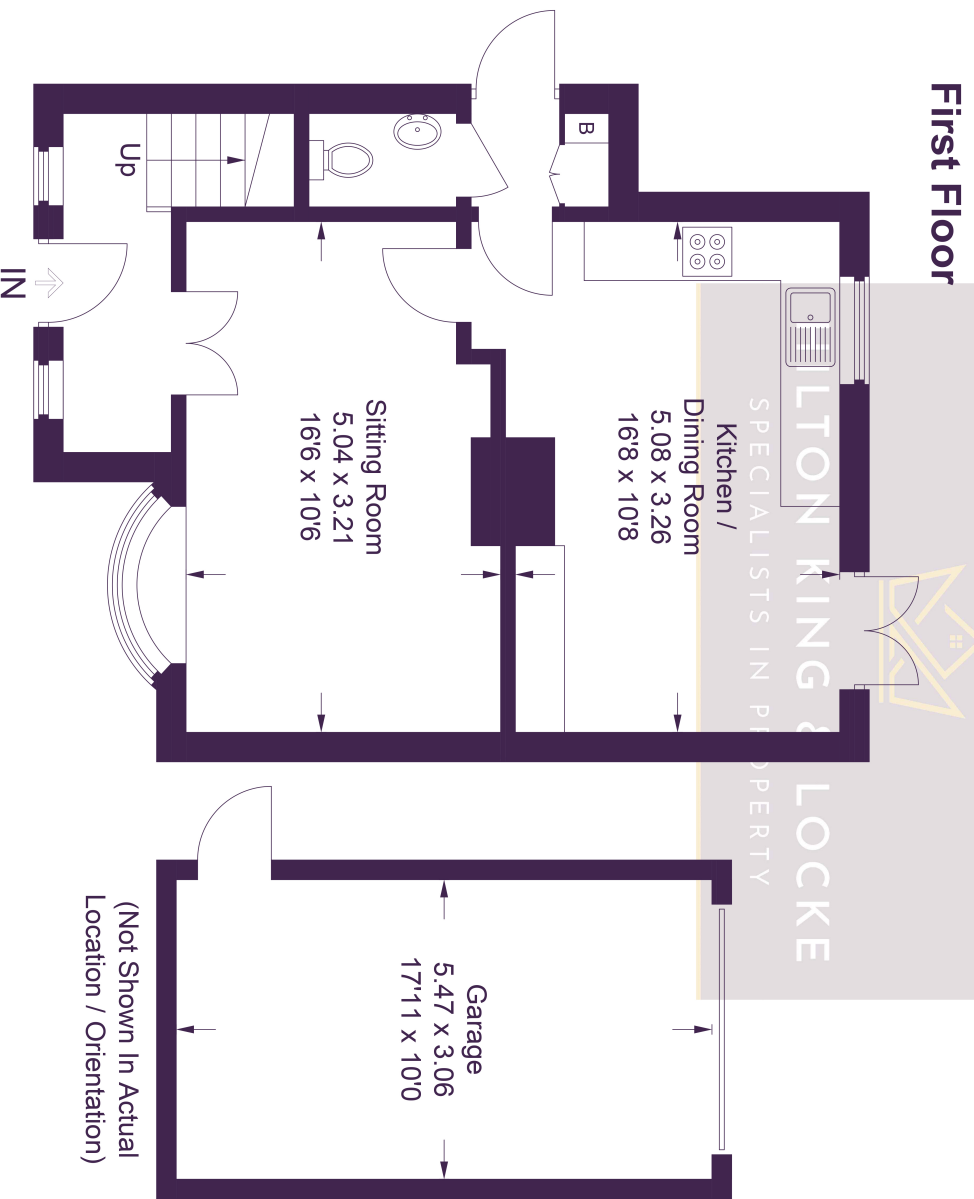
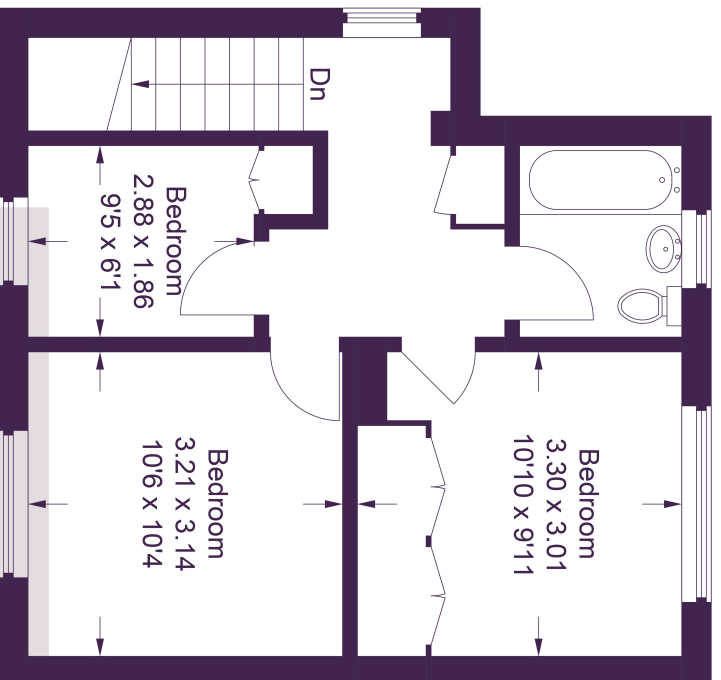
Approximate Gross Internal Area

Ground Floor = 44.1 sq m / 475 sq ft

First Floor = 39.3 sq m / 423 sq ft

Garage = 16.6 sq m / 179 sq ft

Total = 100.0 sq m / 1,077 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.