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SPECIALISTS IN PROPERTY



61 Narcot Road, Chalfont St Giles, Buckinghamshire. HP8 4DF.

OIEO £330,000 Leasehold



GUIDE PRICE £330,000 - £350,000

This two double bedroom first floor maisonette with no onward chain is situated in a sought after residential cul-de-sac location and features a large rear garden and off street parking. This excellent property briefly comprises of a spacious living room, modern fitted kitchen and bathroom, and the two excellent size bedrooms. With a lease of 116 years, an appointment to view is highly recommended.

Upon entering the property on the ground floor, stairs lead up to the first floor hallway which features storage and front aspect window. The living room has a front aspect double glazed window, feature fireplace and fitted storage cupboard. The kitchen is fitted with a range of modern units and rear aspect window. The bedrooms are both of a double size, one of which has dual aspect windows t the front and rear, whilst bedroom two has a fitted wardrobe and rear aspect double window.

To the front of the property there is off street parking for numerous cars and to the rear, the garden is particularly large and mainly laid to lawn with patio area, mature shrubs and flower borders.

The property is situated in a quiet cul-de-sac and is approximately 0.6 miles walk from the Village centre which provides a variety of shops, ranging from essential shopping to coffee shops and independent boutiques.

This property also boasts an excellent position for local transport networks, located within easy reach of both the M40 and M4 motorways and walking distance to multiple bus routes servicing local towns, Heathrow Airport and



points of interest.

From this property Seer Green mainline station (2.3 miles) and Gerrards Cross mainline train station (3.3 miles) are within easy reach. From either station, you are just 30 minutes from the West End and the tube network. Should you wish to access the tube network directly, Chalfont and Latimer Tube station is also only 4 miles away.

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 Chalfont St. Peter and 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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# 61 Narcot Road

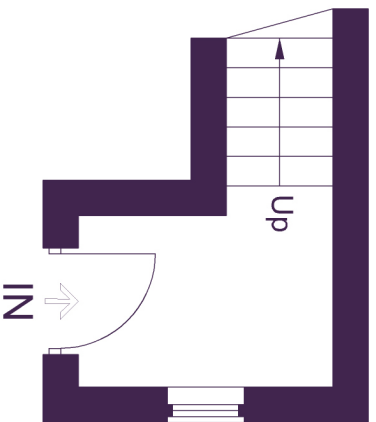
Approximate Gross Internal Area

Ground Floor = 4.7 sq m / 50 sq ft

First Floor = 58.8 sq m / 633 sq ft

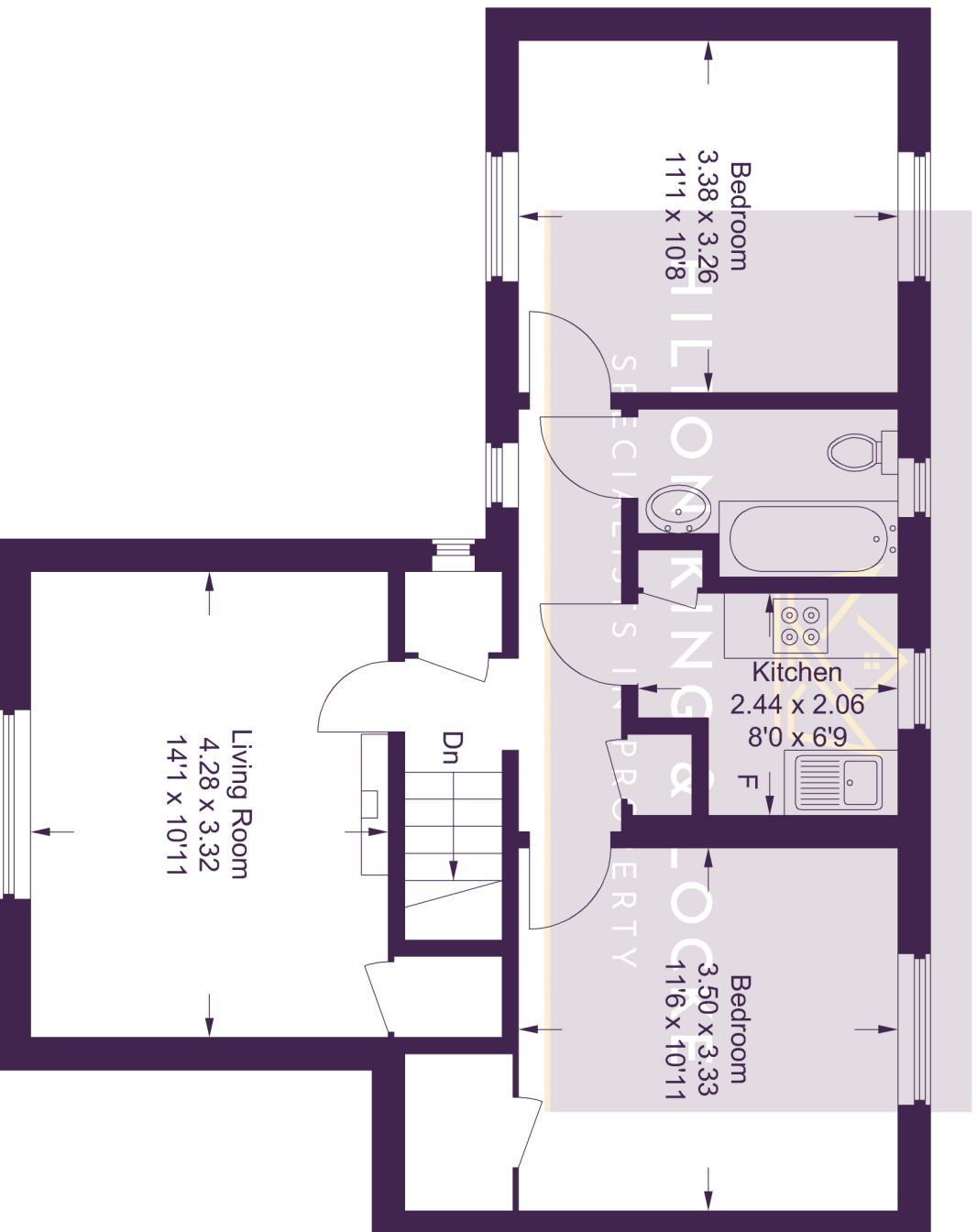
Stores = 3.6 sq m / 39 sq ft

Total = 67.1 sq m / 722 sq ft



(Not Shown In Actual  
Location / Orientation)

## 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.

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