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5 Deancroft Road, Chalfont St Peter, Buckinghamshire. SL9 0HF.

£625,000 Freehold



**\*CHAIN FREE\***

**\*OPEN HOUSE SATURDAY 8TH 12PM - 1PM\* - Call to register**

This two-bedroom detached bungalow is situated in an extremely sought after, quiet residential road on the Chalfont Common side of the Village. The property is in need of modernisation but offers fantastic living space as well as an excellent size, flat, rear garden.. The property also offers the potential for further extension, subject to planning permission.

Upon entering the property there is a spacious hallway, accessed through the entrance porch which provides access to both bedrooms, bathroom and through to the large living room and kitchen. Both bedrooms are good size double rooms with bedroom one benefitting from a large bay window. Bedroom two has a front aspect window, plus features fitted wardrobes. The kitchen has units at both base and eye level provide ample storage and surface space as well as room for white goods. There is side access off the Kitchen to the driveway. The large rear living room has French doors providing direct access to the rear garden. The dining room can comfortably accommodate a six-seater table and can be separated off via the sliding doors and also benefits from the rear aspect view.

There is off street parking for multiple cars, plus there is a side own driveway leading to the garage which provides further parking.



The property is within a walking distance of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 2.5 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, Chalfont & Latimer (within 4.5 miles) and Amersham (approx. 5.0 miles) 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, 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.



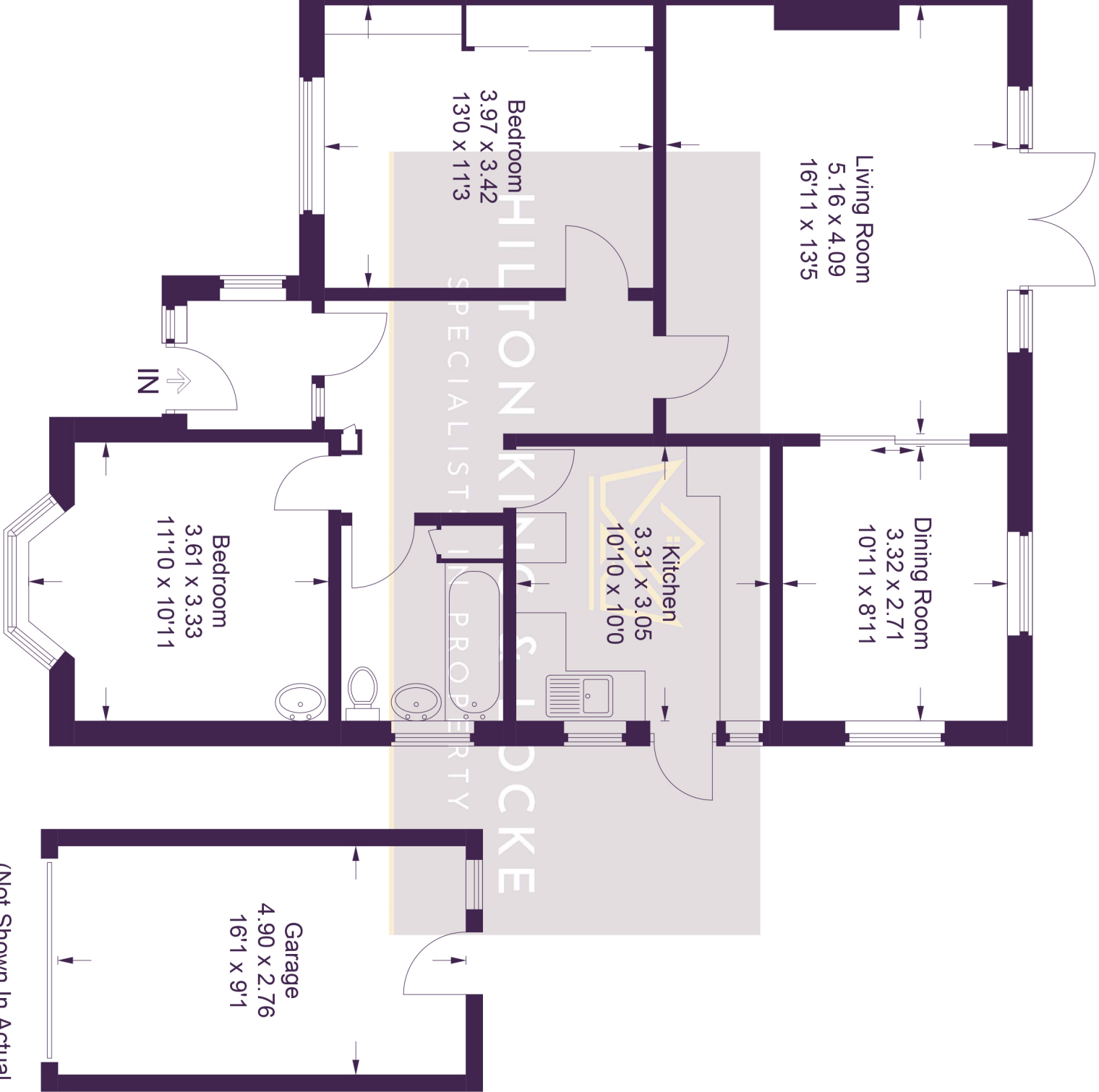
20 Market Place  
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

# 5 Deancroft Road



Approximate Gross Internal Area = 84.6 sq m / 911 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 98.1 sq m / 1,056 sq ft



(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.

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