



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



22 Eleanor Road, Chalfont St Peter. SL9 9LZ.

£900,000 Freehold

VIEWINGS START ON FEBRUARY 28TH CALL NOW TO BOOK A LIMITED TIME

This stunning three bedroom detached house has been extended and significantly refurbished to an incredibly high standard. The property has been carefully planned to provide bright, spacious accommodation with contemporary styling throughout. The main hub and arguably, the most impressive part of the property, is the beautiful fitted kitchen/dining room which features an island unit with breakfast bar, dual aspect windows including skylight windows and bifold doors leading to the rear garden. There is also a separate living room with front aspect window and situated off the kitchen/dining room there is a utility room which in turn leads through to a office/playroom which has a skylight window and could potentially be used as an occasional fourth bedroom. The cloakroom/wc completes the highly impressive ground floor accommodation.

Moving to the first floor the master bedroom is situated at the rear of the property, overlooking the rear garden and has fitted wardrobes, plus an ensuite shower room. The second double bedroom has a front aspect window as does the third bedroom and the superb modern bathroom completes the first floor accommodation.

Outside the property and to the front, the garden is landscaped with shaped flower beds and driveway providing off street parking for three cars and access to the garage which provides storage.

The private rear garden is mainly laid to lawn with composite decking area, plus pergola with seating area



at the end of the garden.

Eleanor Road is an extremely sought after residential road within walking distance of Chalfont St Peter Village Centre where M&S Food Hall, Co Op Supermarket, Costa will be found along with a range of independent coffee shops, boutiques and restaurants. The property location is also particularly convenient for access to schools and transport links. Gerrards Cross is less than 2.0 miles 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.



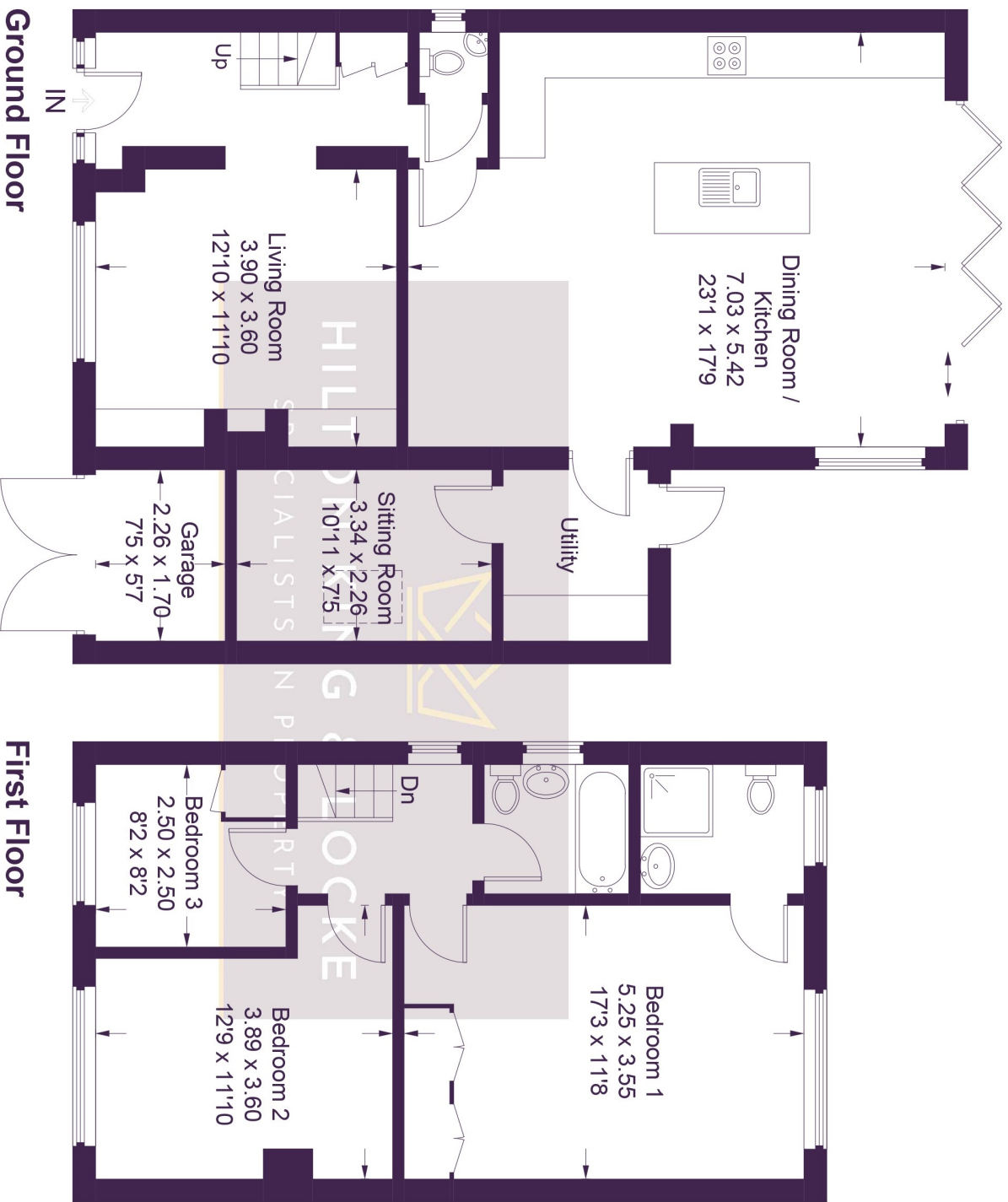
20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

22 Eleanor Road



Approximate Gross Internal Area
Ground Floor = 75.4 sq m / 812 sq ft
First Floor = 50.7 sq m / 546 sq ft
Garage = 4.1 sq m / 44 sq ft
Total = 130.2 sq m / 1402 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.
© CJ Property Marketing Ltd Produced for Hilton King & Locke