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26 Foxdell Way, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0PN.

£1,100,000 Freehold

This stunning four-bedroom detached house is situated in what is arguably, one of the best roads and certainly one of the most sought-after roads in Chalfont St Peter and enjoys panoramic views to the rear over the Misbourne Valley. The property is beautifully presented throughout and offers well planned, spacious living accommodation. The property features a family/living room which has triple aspect windows, four double bedrooms and off-street parking on the block paved driveway, large double garage and mature gardens.

Upon entering the property there is an immediate feeling of space, the porch leads through to the entrance hall which opens into the living/dining room and has wood flooring, which in fact flows throughout the majority of the ground floor. This room is a large space with triple aspect windows allowing floods of natural light to enter. The room allows for multiple sofas and units as well as fitting a six-seater table comfortably. The family room, which again is a fantastic sized room can be closed off by double doors allowing for a separate snug if required. The kitchen is fitted with a range of units at base and eye level providing plenty of storage and work surface space whilst also allowing room for double width oven and gas burners, American style fridge freezer and built in dishwasher. There is also space for a four-seater breakfast bar as additional dining space. Off the kitchen you will find the large utility which has a separate sink and well as further units housing the washing machine and dryer. The WC off the entrance hall completes the ground floor.

Moving to the first floor via stairs in the entrance hall you are brought to a bright central landing which provides access to all bedrooms and family bathroom. Bedroom 1 is a large double room with built in storage and en-suite. Bedrooms two, three and four are also double rooms and all benefit from views onto the garden and built in storage. There is a separate WC and bathroom, which includes a bath with shower attachment.

The south-east facing, private rear garden is mainly laid to lawn with



mature shrubs and trees. There is a large patio which is accessible via rear sliding doors from the living room which provides ample space for seating and al fresco dining.

To the front of the house there is off street parking for numerous vehicles on the block paved driveway, plus there is a lawn area with mature shrubs and trees.

The property is within a short stroll of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 3.0 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 4.0 miles) and Amersham (approx. 5.2 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. Gayhurst School, Maltmans Green School, Robertswood 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).

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26 Foxdell Way

Approximate Gross Internal Area

Ground Floor = 91.7 sq m / 987 sq ft

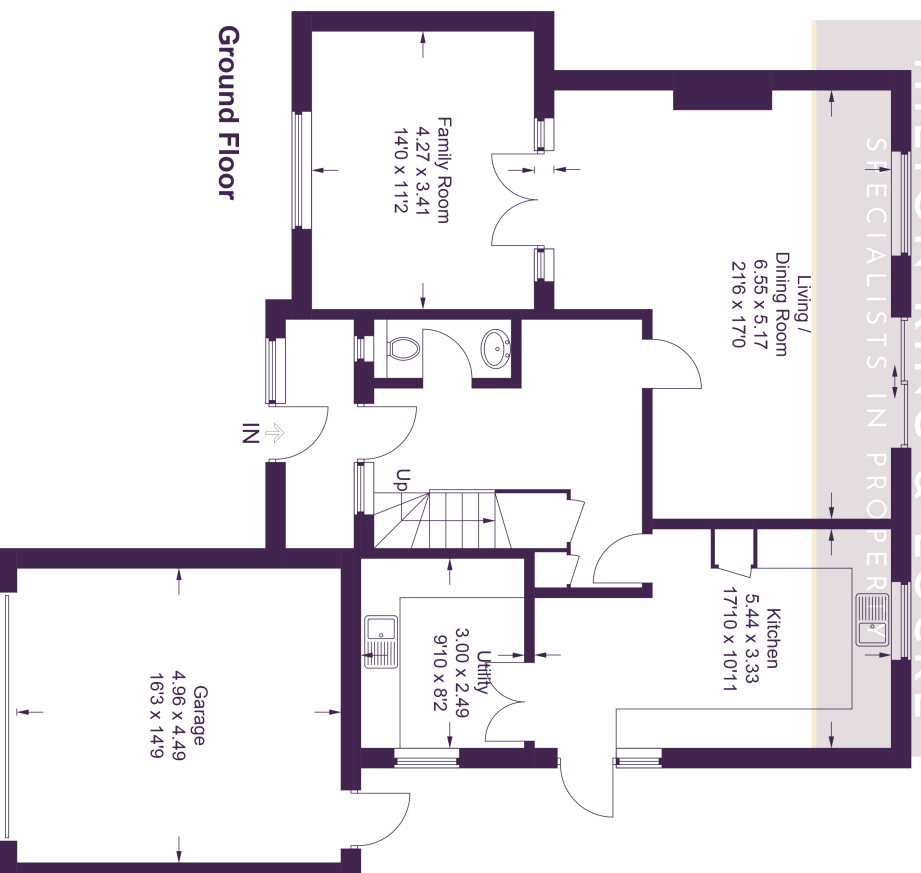
First Floor = 74.3 sq m / 800 sq ft (Excluding Void)

Garage = 22.4 sq m / 241 sq ft

Total = 188.4 sq m / 2,028 sq ft



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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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