



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Flat 8 Hibbert Court, Grange Road, Chalfont St Peter. SL9 9FH.

£420,000 Leasehold

This stunning two bedroom second floor apartment is situated in the prestigious Grange Development built by Charles Church in 2017. The development is situated in the heart of Chalfont St Peter Village just off Gold Hill Common. The property features a dual aspect living room with two private balconies, fitted kitchen, master bedroom with ensuite shower room, excellent size second bedroom plus family bathroom. The property also benefits from a security entry phone system, two reserved parking spaces and use of a communal bicycle store.

There is a communal entrance hall with stairs leading to the second floor. Once entering the property the hallway features a large storage cupboard. The bright spacious living/dining room is situated at the end of the hallway and has dual aspect double doors leading onto two private balconies. An opening leads through to the fitted kitchen, with electric double oven, gas hob and extractor hood over, plus integrated dishwasher. The master bedroom has double fitted wardrobes and ensuite shower room, bedroom two is also of an excellent size. Both of the bedrooms feature superb extra storage to the eaves. The spacious family bathroom



completes the impressive accommodation on offer. Outside there are extremely well kept communal gardens.

Local shops and bus routes are walking distance and provides a wider range of shopping facilities. Gerrards Cross village and Mainline station with trains into Marylebone in approximately 22 minutes is within 2 miles of the property. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

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. 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.

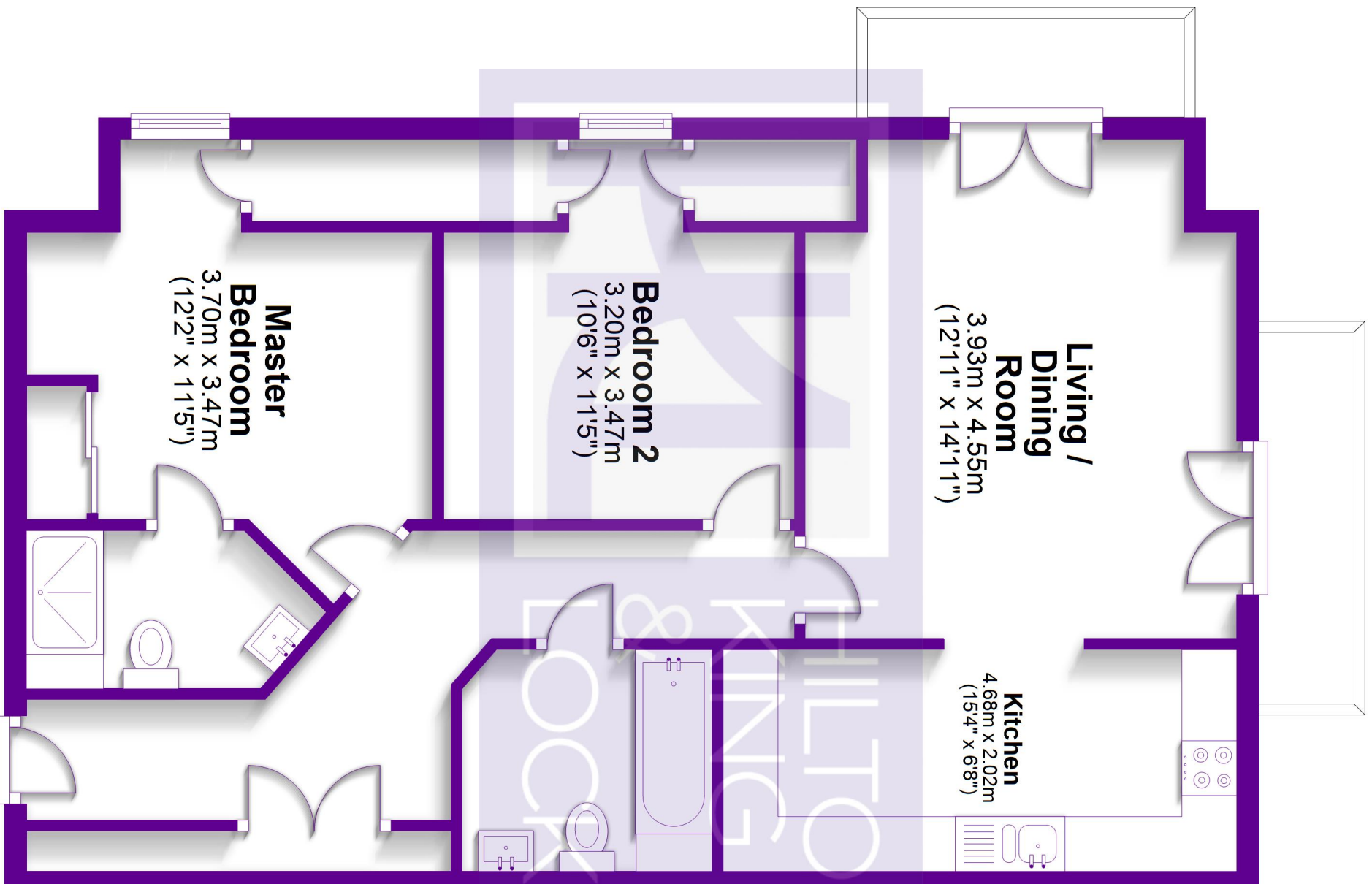


20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

Second Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



**Living /
Dining
Room**
3.93m x 4.55m
(12'11" x 14'11")

Kitchen
4.68m x 2.02m
(15'4" x 6'8")

Bedroom 2
3.20m x 3.47m
(10'6" x 11'5")

**Master
Bedroom**
3.70m x 3.47m
(12'2" x 11'5")

Total area: approx. 72.8 sq. metres (783.7 sq. feet)