



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



11 Wheatley Way, Chalfont St Peter, Buckinghamshire. SL9 0JE.

OIEO £900,000 Freehold

This extended four bedroom detached house is situated in a highly sought after, quiet residential road on the Chalfont Common side of the village and enjoys spectacular views over the Misbourne Valley. The property offers spacious and versatile accommodation amounting to more than 1800 sqft. There is also scope for further extension to the side and rear of the property, subject to the usual planning permission. Accommodation briefly comprises of three reception rooms, extended fitted kitchen, conservatory, four good size double bedrooms, bathroom and garage. Viewing highly recommended.

Upon entering the property there is a spacious hall way and door leading to the ground floor cloakroom/wc. The spacious main living room enjoys a dual aspect looking out to the front and rear of the property. The dining room has fitted storage and has a front aspect window. There is a fitted kitchen which opens into the side extension with a range of fitted units, triple aspect windows and a door leading to the conservatory. The large UPVC conservatory with fitted blinds, enjoys a lovely view of the garden and spectacular views over the Misbourne Valley beyond. The office with rear aspect window, completes the ground floor accommodation.

Moving to the first floor there are four excellent size bedrooms, two overlooking the front and two enjoying those views at the rear. the bathroom with rear aspect window completes the first floor accommodation.



There is a garage situated at the side of the property and accessed from an own driveway which provides off street parking as does the second driveway.

The front garden is mainly laid to lawn with mature shrubs and flower borders. The rear garden is beautifully landscaped and is also mainly lawn with a variety of mature shrubs and flower borders, plus a raised patio area with those wonderful views again!

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.



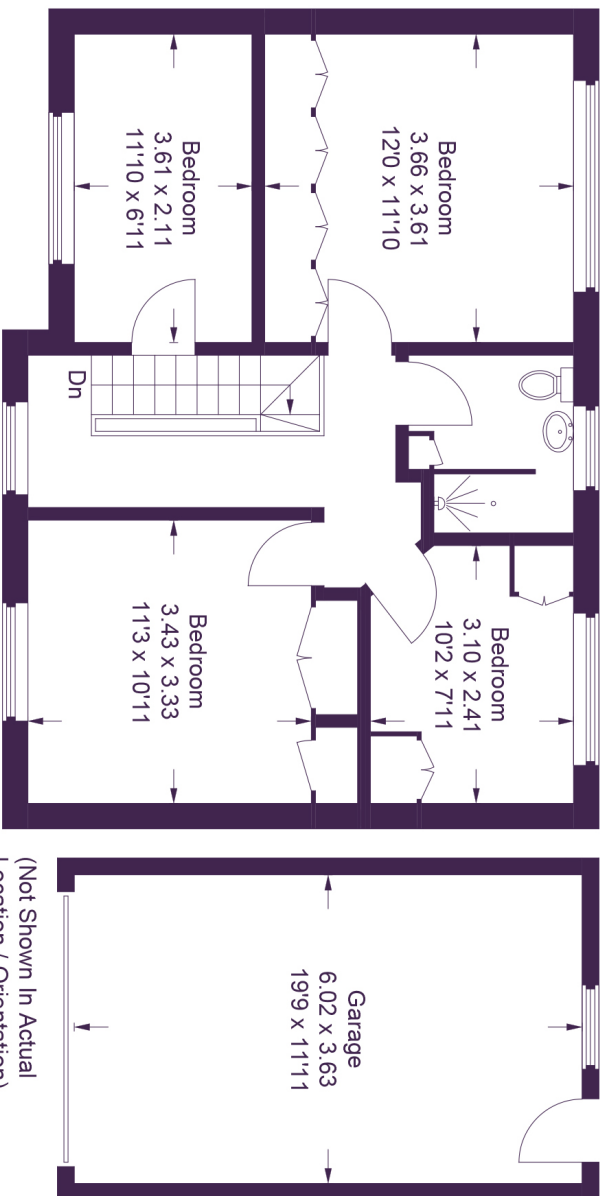
20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

11 Wheatley Way



Approximate Gross Internal Area
Ground Floor = 90.9 sq m / 978 sq ft
First Floor = 56.6 sq m / 609 sq ft
Garage = 21.9 sq m / 236 sq ft
Total = 169.4 sq m / 1,823 sq ft



First Floor



Ground 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.