



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Senlis, The Phygtle, Chalfont St Peter. SL9 0JT.

£499,950 Freehold



Hilton King and Locke are delighted to bring to market this semi-detached property, situated in a sought after, quiet road tucked away in the Chalfont Common side of the village, benefitting from potential to extend STPP and no onward chain.

The property is presented in fantastic order throughout and comprises of two double bedrooms, spacious living room, fitted kitchen and separate annexe.

You enter the property directly into the modern fitted kitchen, which has been designed to fit the space and offers plenty of surface space and storage with units at both base and eye level. The kitchen has a fitted oven, gas hob, built in fridge freezer, dishwasher and washing machine. The kitchen then leads directly into the spacious bright living room. The large window facing the front of the property allows for floods of natural light to enter into the room that can comfortably fit multiple sofas and units which centres itself around a feature fireplace. Moving further through the property brings you to both bedrooms which are comfortable double rooms with the master benefiting from built in storage and direct access to the conservatory and out onto the garden. The second bedroom has been extended to allow for storage or to be used as a home office/nursery area. The family bathroom is a three-piece shower suite and completes the property.

The rear garden is a large, paved space surrounded by mature flowerbeds which is directly accessible from the rear conservatory doors or via the share access down the side of the property. The rear patio also provides access to the annexe which itself offers a fantastic, fully insulated one bedroom flat with gas central heating, running water and





electric as well as separate access via the shared driveway.

To the front of the property there is a mature, private front garden, which if required can be changed into off street parking for at least two cars.

The Phygtle is convenient for access to local amenities 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. 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).

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.

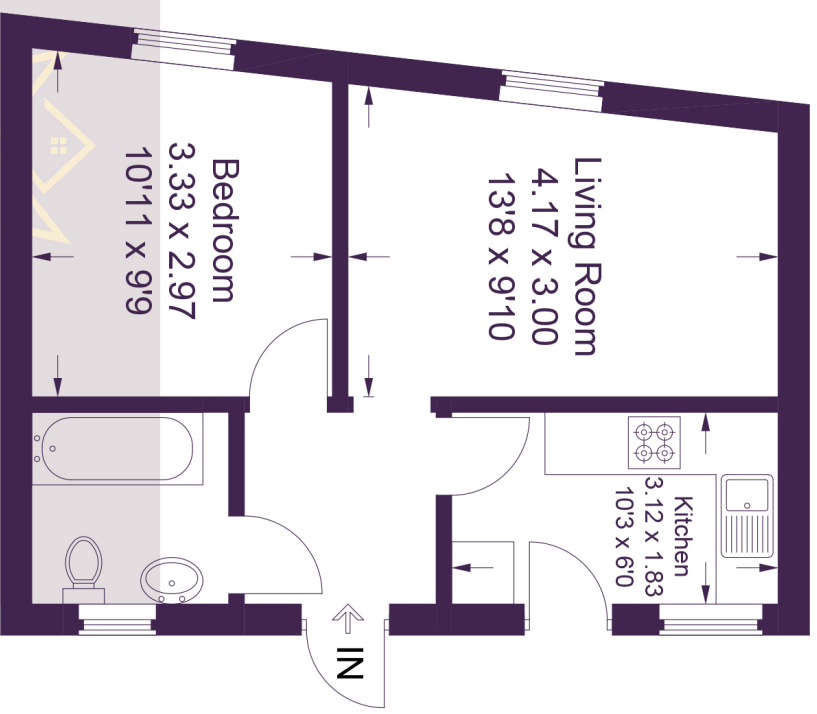


20 Market Place  
Gerrards Cross Buckinghamshire SL9 9EA

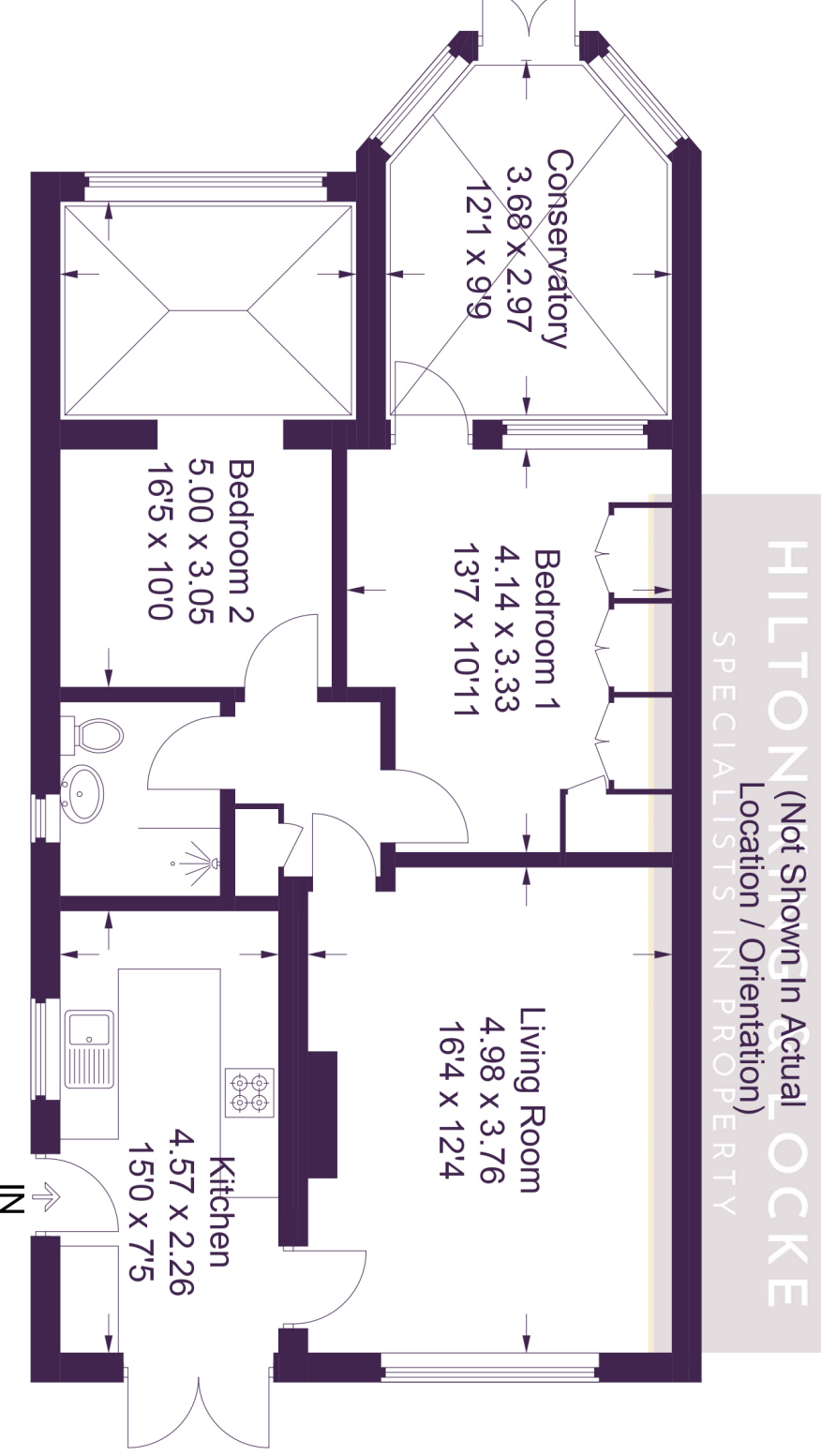
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# Senlis

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft  
Outbuilding = 36.0 sq m / 388 sq ft  
Total = 114.5 sq m / 1,233 sq ft



## Outbuilding



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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