



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Heathfield House, Gold Hill North, Chalfont St Peter. SL9 9JF.

£880,000 Freehold

Hilton King and Locke are delighted to bring to the market this four-bedroom detached house just a short walk from Chalfont St Peter Village centre. The property is presented in immaculate condition throughout and offers extremely spacious, bright accommodation arranged over two floors which includes two reception rooms, open plan kitchen and dining area, downstairs WC and four bedrooms. The property is set in attractive mature gardens and has scope for further extension into the loft, subject to planning permission.

The front door leads into a spacious entrance hall which provides access to the living room, downstairs WC and through into the large open plan kitchen/diner. The living room is a large bright space which allows for multiple sofas and units, tv, stand which is centred around the feature fireplace. Moving through the sitting room, you enter the open plan kitchen diner which has been designed to fit the room and create a flowing family space. The dining area comfortably fits a six-seater table with further seating at the breakfast bar. The modern kitchen features plenty of work surface space, a wine fridge, dishwasher, washing machine, double oven, fridge freezer, gas hob and extractor with views onto the garden. With units at both base and eye level there is ample storage space. From the back of the dining room, you enter the open, brick-built conservatory which allows for floods of natural light to enter the house and also provides a perfect space to relax and enjoy views of the garden.

Moving to the first floor via stairs in the entrance hall, there is a central landing providing access to all four bedrooms and family bathroom. Bedroom one is a large double bedroom with built in wardrobes and en suite. Both bedroom two and three are double bedrooms and overlook the garden. Bedroom four is a large single which is currently being used as a study/office space. Bedrooms two, three and four share joint use of the family bathroom which is a modern three-piece suite with shower attachment.

The garden has been designed and landscaped to a high level and is



set over three levels. Comprising of small patio which is accessible via rear doors, a well-kept lawn with stairs leading up to a large patio area which provides fantastic suntrap seating. At the bottom of the garden there is a gate leading to private parking and additional storage in the form of a garage and separate shed.

Heathfield House is extremely convenient for access to local amenities and transport links. Gerrards Cross is less than 1.0 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.



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# Heathfield House

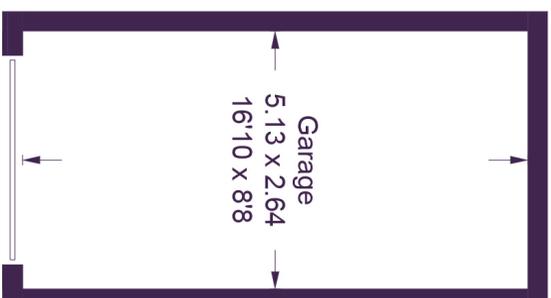
Approximate Gross Internal Area

Ground Floor = 62.3 sq m / 670 sq ft

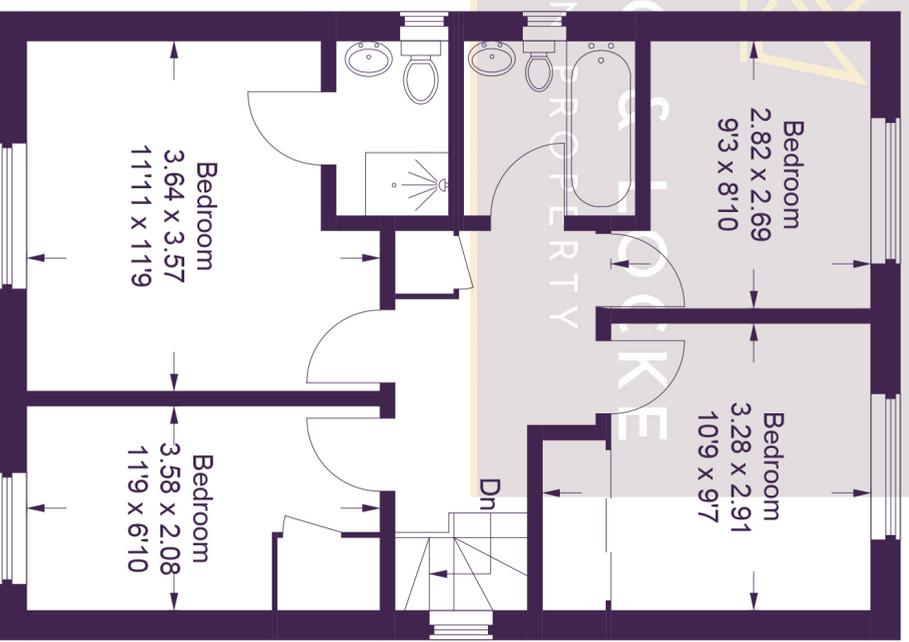
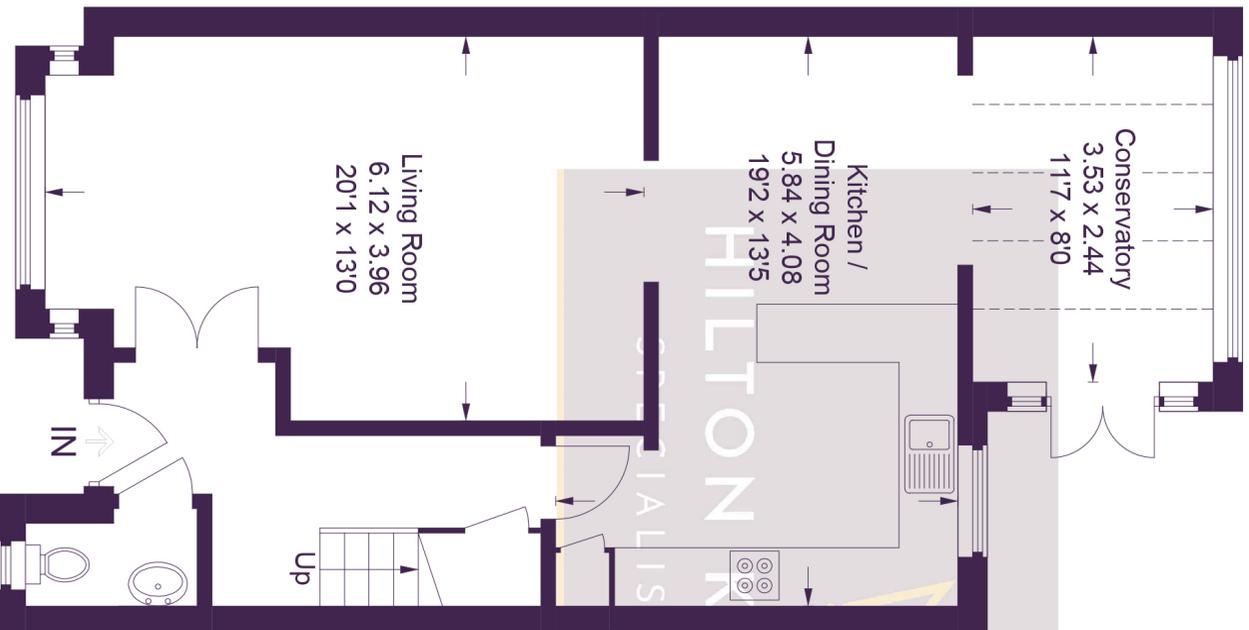
First Floor = 50.3 sq m / 541 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 126.2 sq m / 1,357 sq ft



(Not Shown In Actual Location / Orientation)



## Ground Floor

## First 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.

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