



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



37 School Lane, Chalfont St Peter, Buckinghamshire. SL9 9AZ.

£1,075,000 Freehold

Hilton King and Locke are delighted to bring to the market this completely renovated, four-bedroom detached home situated on the ever-popular School Lane, within walking distance of Chalfont St. Peter village. This property offers four double sized bedrooms, fantastic living space, good sized rear garden with substantial patio space, cat6 cabling throughout and a driveway providing plenty of parking.

As you enter the property, you are greeted by the large open hallway which provides direct access to the family room/bedroom (12'9 x 11'11), fourth largest bedroom (9'11 x 9'0) Dining Room, bathroom, kitchen and utility room. This high-end kitchen is presented to a very high standard with modern units at both base and eye level, modern countertops and all your fitted appliances such as fridge, freezer, hob, double oven and offers views over the garden. The kitchen provides access to the sizeable utility room providing plenty of storage. The family room/bedroom is flooded with natural light and has the potential to be utilised as a bedroom. The fourth bedroom provides multiple uses, whether that be an office space, playroom or an additional living room.

Moving to the first floor there is a vast landing welcoming you to the two generously sized bedrooms. The master bedroom (27'0 x 15'4) compliments with French Doors with a Juliet balcony and a highly designed ensuite boasting luxuriance. The second bedroom (29'6 x 13'7) provides the same luxuries with French Doors to the Juliet Balcony and an ensuite boasting class and comfort.

The garden is split over two levels and has a generously sized patio space to enjoy for entertaining on those warm summer evenings overlooking the scenic garden, blooming with greenery and sunlight. The garden is accessible from the kitchen and the utility room's bi fold doors. The benefit of being a detached



home, is having side access either side of the property.

School Lane is convenient for access to local amenities and transport links. Gerrards Cross is less than 1.0 mile 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), Chalfont & Latimer (within 6 miles) and Gerrards Cross station is a 20 minute level walk away from the property. All 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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37 School Lane

Approximate Gross Internal Area

Ground Floor = 105.7 sq m / 1,138 sq ft

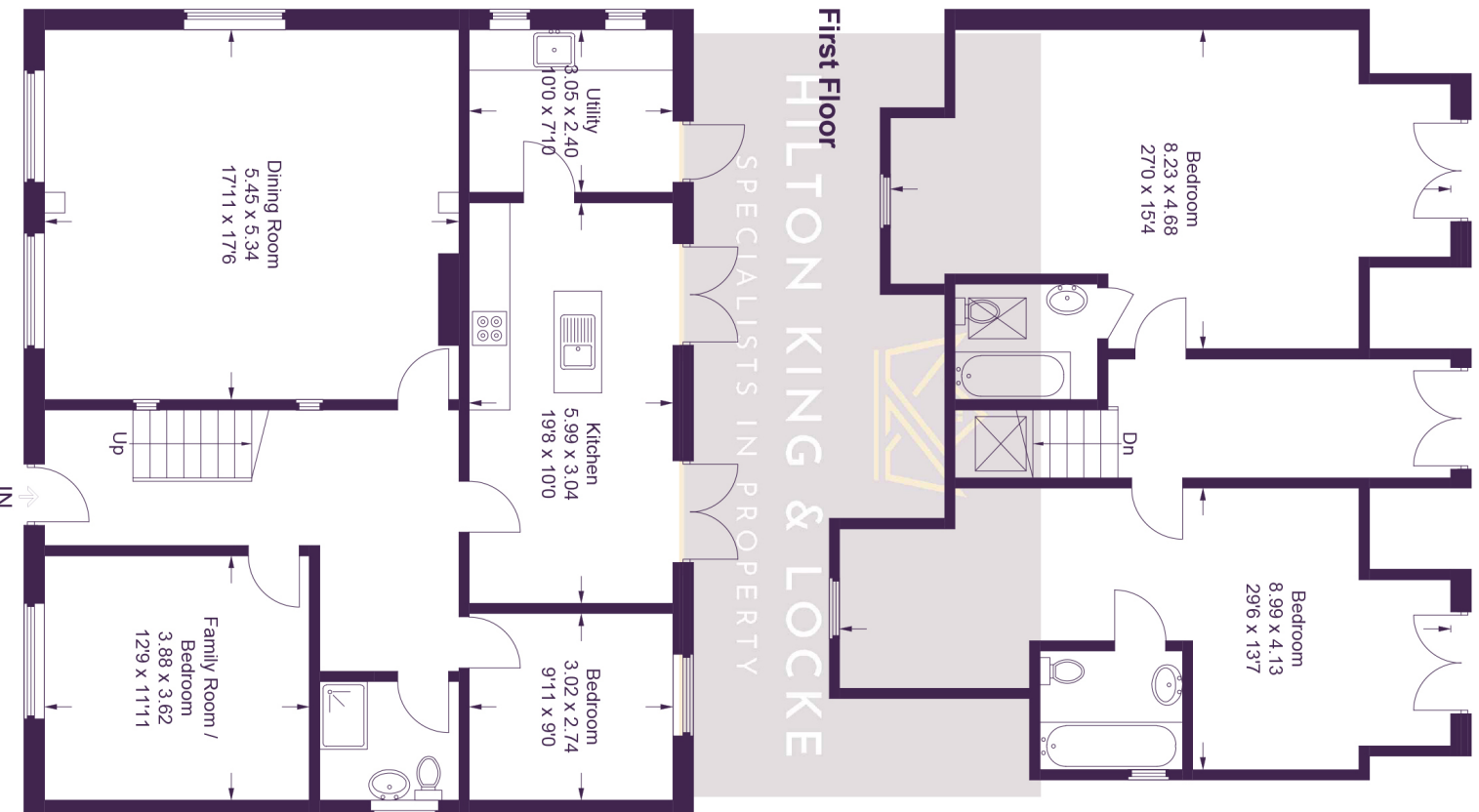
First Floor = 79.5 sq m / 856 sq ft

Store = 6.1 sq m / 66 sq ft

Total = 191.3 sq m / 2,060 sq ft



(Not Shown In Actual
Location / Orientation)



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.

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