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99a Orchard Grove, Chalfont St Peter, Buckinghamshire. SL9 9ET.

£650,000 Freehold

This three bedroom semi detached house is offered for sale with no chain and is situated in a highly sought after residential road within walking distance of Chalfont St Peter Village and Gold Hill Common. This excellent property offers deceptively spacious accomodation and also features a garage at the rear and off street parking.

Upon entering the property there is a good size hallway with fitted storage and ground floor cloakroom/wc. The kitchen overlooks the front of the property and is fitted with a range of modern beech units and include integrated appliances. There is a study with side aspect window plus a spacious living room that has a rear aspect window and double doors leading out to the private rear garden.

Moving to the first floor, the master bedroom overlooks the rear garden and features an ensuite shower room, plus fitted wardrobes. Bedrooms two and three are also of a very good size and overlook the front of the property. The modern family bathroom with side aspect window completes the first floor accommodation.

To the front of the property the garden is laid to lawn with pathway leading to the front door. The rear garden is mainly laid to lawn with good size patio area, and a gate at the end of the garden leads to the garage and parking area.

Chalfont St Peter Village which has a range of shops, including M&S Food Hall, Costa Coffee, boutiques and



restaurants, all of which are approximately one third of a mile away. All other local amenities and transport links are also easily accessible.

The property is also situated within a walking distance of Chalfont St Peter Infant School, Church of England Academy and Chalfont Community College plus Gold Hill Common and the Village Centre. Local transport networks, M40 and M4 motorways are easily accessible.

Gerrards Cross mainline train station is just two 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, Amersham, Chalfont & Latimer and Denham Tube stations are all easily accessible



#### 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



# 99A Orchard Grove

Approximate Gross Internal Area

Ground Floor = 52.8 sq m / 568 sq ft

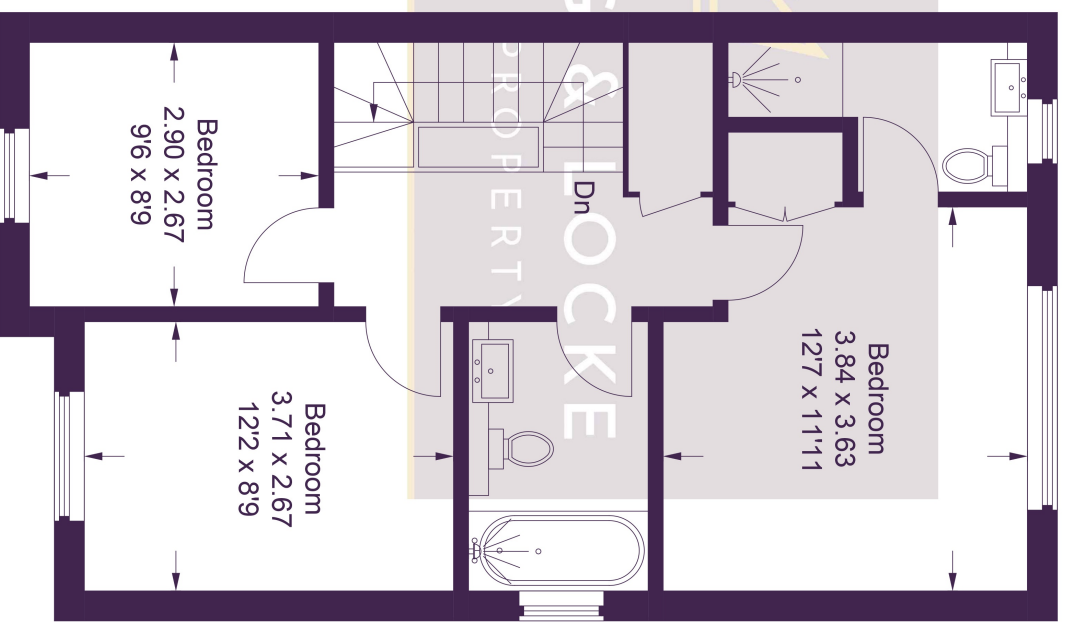
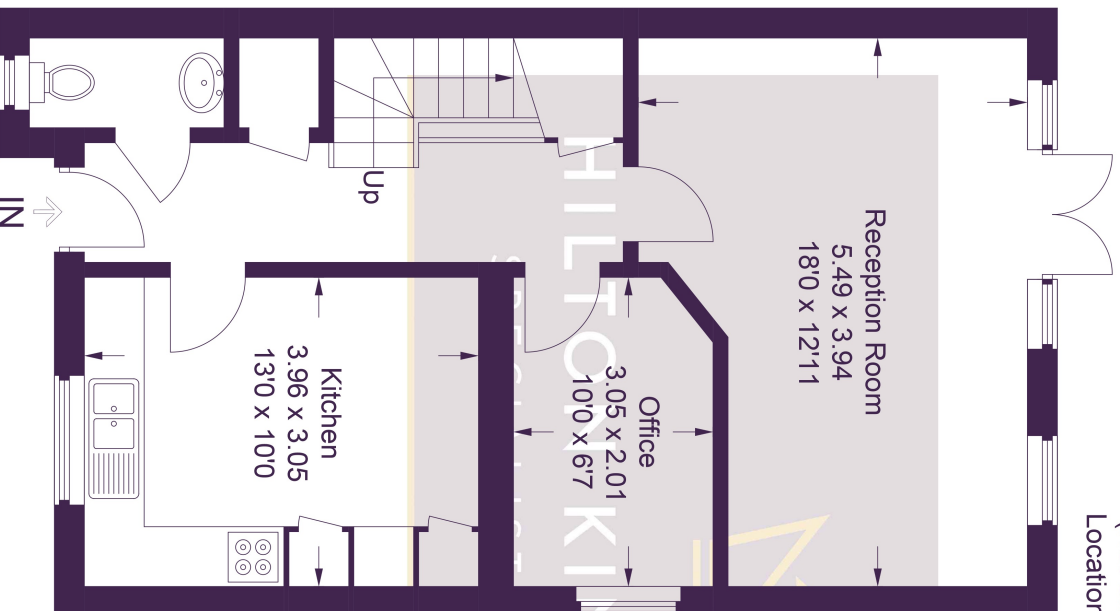
First Floor = 53.4 sq m / 575 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 120.5 sq m / 1,297 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.