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18 Austenwood Close, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9DE. £875,000 Freehold

This four bedroom semi detached house with double storey rear extension is beautifully presented throughout! Accommodation is bright, spacious and the property is situated in a highly sought after, quiet residential road within walking distance of Gold Hill Common, schools and transport links, plus Chalfont St Peter Village Centre is just 0.5 mile from the property and Gerrards Cross Station is 1.3 miles. The property must be viewed internally to fully appreciate all that is on offer. This property also has scope for extension (STPP) into the loft which is currently a large boarded space.

Upon entering the property, there is a newly converted boot room providing storage for coats and shoes, with a door leading through to the entrance hall which has a door leading to a ground floor cloakroom. A door on the right of the hallway leads into the sitting room with fitted display and storage cupboards, front aspect bay window and internal bifold doors that take you through to the play room. A further door from the hallway leads through to the fitted kitchen which in turn opens up into the real hub of the home, where the living/dining/family room will also be found. The kitchen is fitted with an extensive range of white gloss units incorporating a breakfast bar and Quartz worksurfaces. There is more than enough space for a six seater table and chairs, plus sofa in the family area and there is an opening that leads into the playroom. There are two sets of bifold doors at the back house which open out to the garden and provide an abundance of light and which in the summer, creates a superb indoor/outdoor living space.

Moving to the first floor, there is a spacious landing providing access to all four bedrooms and the family bathroom. The master bedroom is situated to the rear of the property and has an ensuite shower room plus rear aspect double glazed window. Bedroom two overlooks the front of the property and has a double glazed bay window, whilst bedrooms three and four are also both spacious, one with rear aspect window, the other overlooking the front. The modern family bathroom which



includes a bath, plus separate shower completes the first floor and the impressive accommodation this excellent property has to offer.

To the front of the property there is a lawn area with flower beds, plus own driveway which leads to the garage. The rear garden is approximately 150 feet and mainly laid to lawn with flower borders, mature hedging and fencing, plus there is a spacious paved patio area. The garage is brick built and has light, power and up and over door.

Chalfont St Peter Village Centre is approximately half a mile away where M&S Food Hall, Co Op, Costa Coffee and a variety of independent shops and Cafes will be found. Gold Hill Common and a number of pleasant walks are just a short stroll away.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.3 miles away and a relatively level walk, 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 and Chalfont & Latimer 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, Stoke Park, 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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18 Austenwood

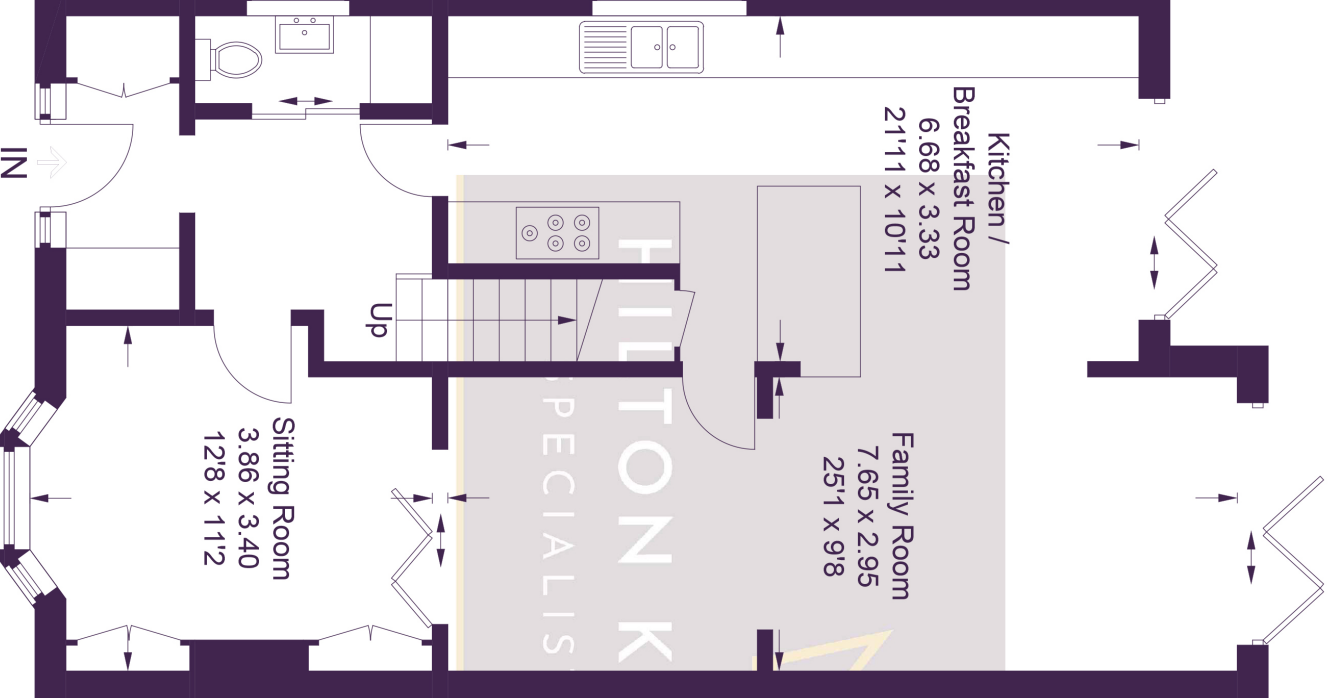
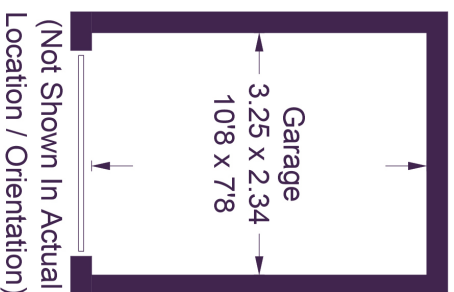
Approximate Gross Internal Area

Ground Floor = 70.1 sq m / 754 sq ft

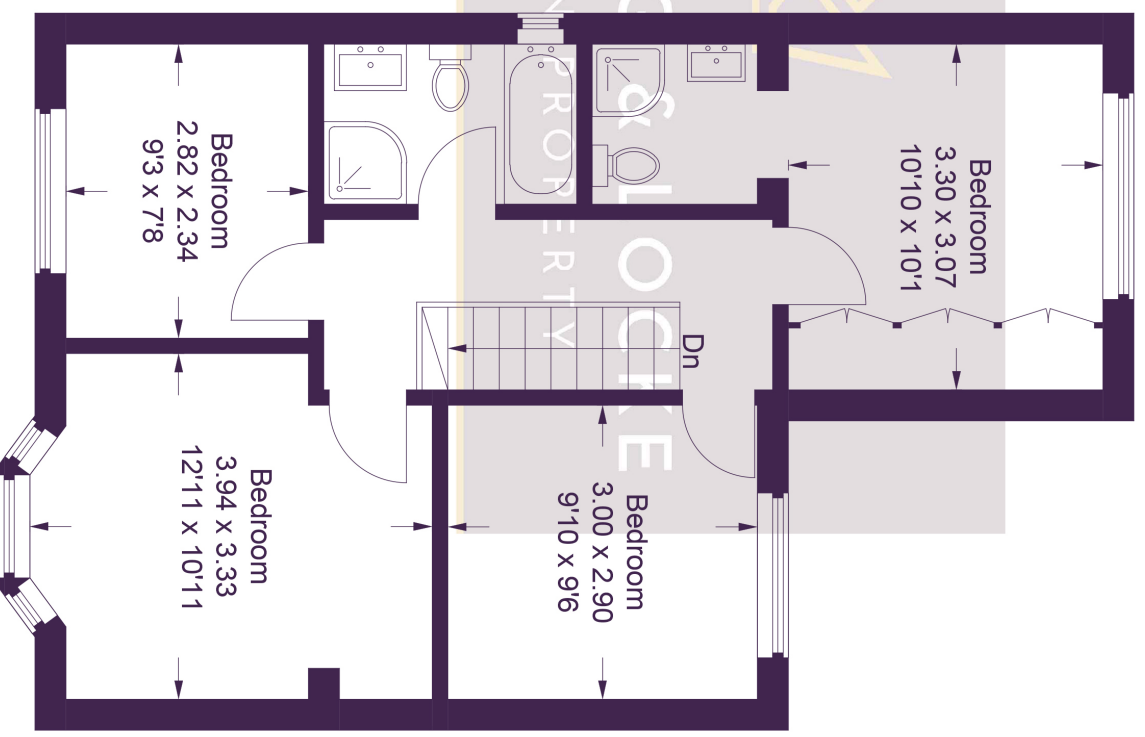
First Floor = 54.3 sq m / 584 sq ft

Garage = 7.6 sq m / 82 sq ft

Total = 132.0 sq m / 1420 sq ft



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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