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Layers Avenue, Chalfont St Peter. SL9 9HP.

£1,075,000 Freehold



Hilton King and Locke are proud to bring to market this immaculately presented circa 2500sqft extended chalet bungalow, just minutes' walk from Gold Hill Common and the local amenities of Chalfont St Peter. This property has been thoughtfully designed and built to a high standard with features including Internet network and tv connection points in all rooms. Multiple USB charger plugs. Study server and electrics panel and controls. Sonos sound system with Bowers and Wilkins built in speakers in all downstairs rooms except dining room as well as full air conditioning throughout the main property. Ground floor has underfloor heating with gas central heating boiler and radiators upstairs.

As you enter through the front door and into the porch you are brought to the main entrance hall which provides access to the study, bathroom, master bedroom and living room/kitchen. The study, situated at the front of the property is a good size room with bay window and currently situates a desk and storage but can easily be used as a snug/small family room. The downstairs bathroom is fitted with his and hers sinks, large shower with a heated seat, bath with shower attachment, tiled floors, and heated towel rail. The master bedroom itself is double fronted with two bay windows allowing for plenty of natural light as well as large built-in storage and large dressing room. Moving through to the kitchen/living room which is the hub of the house and situates multiple sofas and units centered around the feature wall. There are bi folding doors stretching across the majority of the back wall which opens up directly to the rear garden. The kitchen provides plenty of surface space and storage and has miele appliances throughout including, Combi microwave oven, combi fan oven, combi steam oven, food warming drawer, large induction hob with extractor fan, and, fully fitted coffee machine. Built in dishwasher, washing machine and, tumble dryer. Franke boiling water tap, Franke food waste insinkerator, Fisher and Paykel plumbed American fridge freezer, wine fridge. The dining room completes the ground floor and is situated at the rear of the property and comfortably fits a six-seater table.

Moving to the first floor you will find two large double bedrooms and family bathroom. Both bedrooms comfortably fit large double beds and benefit from ample space for storage and access to the eaves as well as velux windows allowing for floods of natural light to enter the rooms. The bathroom is a modern three-piece shower suite and completes the first floor.

To the front of the property there is off street parking for multiple cars on the block paved driveway and to the rear, the garden has been decked for a low maintenance space and features a Garden office/Summer room with underfloor heating electrical and internet network connection. There is also side access down the right-hand side of the property. Additional security





measures for the property include Banham security locks fitted on front entry doors. Hikvision entry security system along with CCTV cameras covering property front and rear. Alarm system with door and individual window and movement security sensors. Hardwired fire and smoke detection system throughout.

Layters Avenue is extremely convenient for access to local amenities and transport links. Gerrards Cross is 1 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) 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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# 24 Layers Avenue

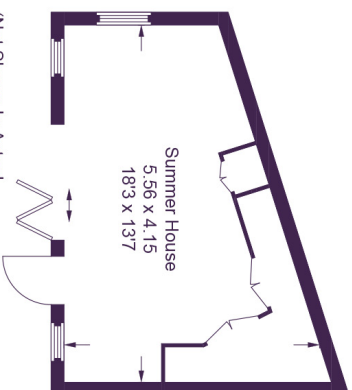
Approximate Gross Internal Area

Ground Floor = 153.8 sq m / 1,655 sq ft

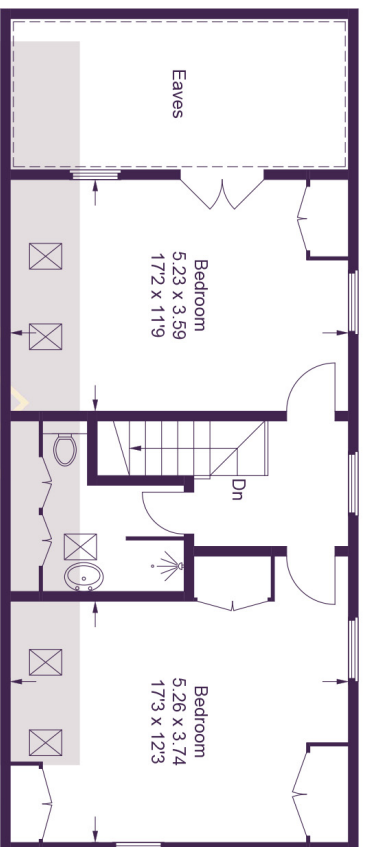
First Floor = 67.2 sq m / 723 sq ft

Outbuilding = 18.2 sq m / 196 sq ft

Total = 239.2 sq m / 2,574 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



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.