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SPECIALISTS IN PROPERTY



47 Fieldway, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9SQ.

£765,000 Freehold

This well presented three-bedroom, detached property is situated just minutes away from Chalfont St Peter village and Gold Hill Common. This property offers fantastic living space as well as large driveway providing plenty of parking for multiple cars and access via the rear garden directly onto Mill Meadow.

The front door leads into the entrance hall which provides direct access to the reception room, kitchen, and utility. The reception room is a large bright space with double doors leading through to the dining room. This room currently situates multiple sofas/chairs as well as side units all centred around a feature fireplace. Off the living room there is the dining room which comfortably fits a six-seater dining table as well as a desk and additional storage. As you move through the dining room you enter the fitted kitchen which has plenty of workspace, as well as units at both base and eye level providing ample storage. The kitchen is fitted with inbuilt appliances including dishwasher, double oven and microwave whilst also allowing space for a freestanding fridge freezer. There is a door off the kitchen leading to the rear access and downstairs WC. The utility room completes the ground floor and is a fantastic separate space allowing room for the washing machine and dryer as well as having a separate sink and additional storage.

Moving to the first floor via the stairs in the entrance hall, there is a central landing which provides access to all three bedrooms and family bathroom. The master bedroom is a large double bedroom with fitted wardrobes, bedrooms two and three are also double rooms with built in storage also in bedroom two. The family bathroom is a four-piece suite with separate bath and shower cubicle.

The rear garden, which is accessible via sliding doors off the dining room or the single rear door off the kitchen, has been landscaped and designed to maximise the space in the best possible way, including a large decking seating area leading down to a large patio, ideal for alfresco dining, and then on the lawned area and lastly to a second patio at the bottom of the garden creating a fantastic suntrap seating



area. There is a rear gate that opens directly onto Mill Meadow. The garage is accessible via the main door at the front of the property.

Situated on the Gold Hill Common side of the Village, the property is located within a short stroll of Chalfont St Peter Academy and Chalfont St Peter Village Centre. The property is within catchment for the excellent Dr Challoners Grammar schools with the bus stop just around the corner.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is around 1.5 miles away and provides fast train access into London Marylebone in around 22 minutes. Should you wish direct access to the London Underground Tube network, 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. The area is 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).

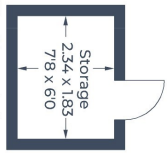
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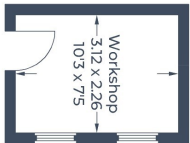
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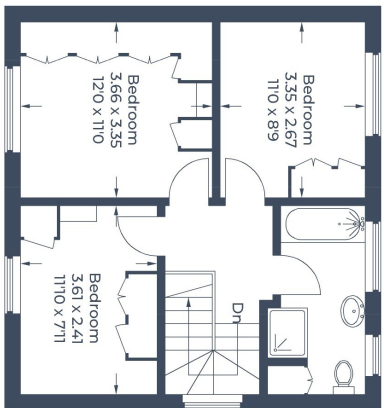
Approximate Gross Internal Area
Ground Floor = 66.8 sq m / 719 sq ft
First Floor = 46.5 sq m / 500 sq ft
& Outbuildings = 15.8 sq m / 170 sq ft
Total = 129.1 sq m / 1,389 sq ft



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.