



HILTON KING & LOCKE

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San Marco, 8 Rickmansworth Lane, Chalfont St Peter, Buckinghamshire. SL9 0HG.

GUIDE PRICE £950,000 Freehold

**DEVELOPMENT POTENTIAL ON PLOT OF APPROX 0.44 ACRE!**

This extended detached bungalow occupies a large plot of approximately 0.44 acre and offers outstanding potential for significant further extension, or the demolition of the property with one or two large dwellings built in its place, all of course, subject to planning permission and building regulations.

The property and plot is available to view from week commencing 09/12/24 and offers are invited on or before 12.00 midday on 27/01/25. All interested parties should use the time before making an offer to carry out their own due diligence in terms of the plot potential. The sellers are not interested in any subject to planning offers or joint venture proposals and the property is not being put on the market subject to planning permission being obtained.

Existing property comprises of reception room, fitted kitchen, conservatory, modern bathroom, and two/three double bedrooms (the rear bedroom has been extended and could be partitioned to create a study, dressing room or possibly a third bedroom) . Also located on the plot is a detached garage plus outbuilding. The property was built in the early 1950s and we understand that it was refurbished in 2012 including re-wiring/new fuse board, new gas boiler and a complete replacement of the central heating system.

There is an excellent frontage with sweeping driveway leading up to the bungalow and garage. The plot widens from front to back, plus there is space either side of the property, hence the outstanding potential for redevelopment. The boarded loft is insulated, and provides



the potential for conversion, subject to the usual planning permission and building regulations.

The property itself is offered for sale with no onward chain, and in total amounts to 1154 sq ft. There is a modern fitted kitchen and bathroom, with the remainder of the accommodation providing a bright spacious living environment flexible in nature.

The property is within a walking distance of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 2.5 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, Chalfont & Latimer (within 4.5 miles) and Amersham (approx. 5.0 miles) 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, 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.



20 Market Place  
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

# San Marco, 8 Rickmansworth Lane



Approximate Gross Internal Area = 87.6 sq m / 943 sq ft  
Outbuildings = 19.6 sq m / 211 sq ft  
Total = 107.2 sq m / 1,154 sq ft



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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