



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



41 School Lane, Chalfont St Peter. SL9 9AZ.

£1,323,000

Hilton King and Locke are delighted to bring to the market this four-bedroom detached house within the sought-after location of School Lane, situated within walking distance of Chalfont St Peter Village centre and offering easy potential to extend above the garage and utility, with foundations in place and elapsed approved permission already. The property is presented in fantastic condition throughout and offers extremely spacious, bright accommodation arranged over two floors, which includes a large reception room, kitchen, overlooking the garden, utility, garage, downstairs WC and four double bedrooms. The property also offers a front garden and off-street parking for multiple cars.

The front door leads into a spacious entrance hall which provides access to the extended length reception room, kitchen, and downstairs WC. The reception room is a large bright space which allows for multiple sofas and units, centred around the feature fireplace. The six-seater dining table fits comfortably in the room and is situated next to sliding doors looking out on to the rear garden. The modern high end kitchen features plenty of surface space, double oven, fridge freezer, hob and extractor and also offers views onto the garden. With units at both base and eye level there is ample storage space. From the kitchen you have a separate utility room with washing machine additional sink and also provides entry via the side access. Moving through the utility room, you have access to the large garage.

Moving to the first floor via the stairs in the entrance hall, there is a central landing providing access to all four bedrooms and family bathroom. Bedroom one is a large double bedroom with ensuite shower room. Bedrooms two, three and four are comfortable doubles which overlook the rear garden and share the use of the family bathroom which is an extremely modern four-piece suite.



The garden is split over two levels and is made up of a large, decked area that spans the width of the house and is accessible from the reception room, and the utility room, and provides plenty of seating overlooking the valley in the distance and creating a perfect sun trap seating area. There are steps down the side of the decking leading to the mature garden which is laid to lawn. With another patio on the same level of turf this garden is perfect for entertaining friends and family. Of course, the benefit of being fully detached is that you have full access down both sides of the property.



School Lane is convenient for access to local amenities and transport links. Gerrards Cross is less than 1.0 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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41 School Lane

Approximate Gross Internal Area

Ground Floor = 67.4 sq m / 725 sq ft

First Floor = 67.1 sq m / 722 sq ft

Garage / Utility = 22.2 sq m / 239 sq ft

Total = 156.7 sq m / 1,686 sq ft



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.

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