



HILTON KING & LOCKE
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11 Grassingham Road, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0BW. £700,000 Freehold

An opportunity to secure a stunning three bedroom semi detached house, scheduled for completion in April 2023. The properties are to be built to a very high specification by an extremely reputable local company and located in what is a highly sought after residential area within walking distance of Chalfont St Peter Village Centre and within easy access of transport links, including Gerrards Cross Railway Station, providing trains into London in less than 25 minutes. By securing a property now, you will be able to watch and monitor the build develop over the coming months and be able to choose the Farrow & Ball colour paint used throughout.

Ground floor accommodation briefly comprises of a stunning living / kitchen area with bifold doors leading out onto the private rear garden, double bedroom or second reception overlooking the front of the property with ensuite shower room, ground floor cloakroom and wc, plus a spacious entrance hall.

Moving to the first floor there are two further double bedrooms with fitted wardrobes plus a modern family bathroom.

The property is within walking distance of Gold Hill Common, which provides lots of open space, plus a wooded area and the perfect place for a leisurely walk. Chalfont St Peter Village Centre is also within short walking distance where M&S Food Hall, Co Op, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.5 miles away, providing access to the West End in less than 25 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, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



GENERAL SPECIFICATION SUMMARY ...

Electric under floor heating to bathrooms - A rated, high efficiency condensing boiler with digital thermostat - Engineered oak flooring to ground floor living areas - Cat 6 cabling to Kitchen/living area - A tasteful colour scheme with Farrow and Ball colours - Fitted wardrobes to bedrooms one and two - LED downlights

KITCHEN ...

Stylish German shaker style kitchen - Bosch oven - Hot tap - Contemporary quartz worktops

BATHROOMS ...

Quality, designer bathrooms with 'Grohe' taps - Modern, lighted alcoves

EXTERNAL ...

External power socket - Landscaped gardens with a variety of planting and shrubbery



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 (‘information’) 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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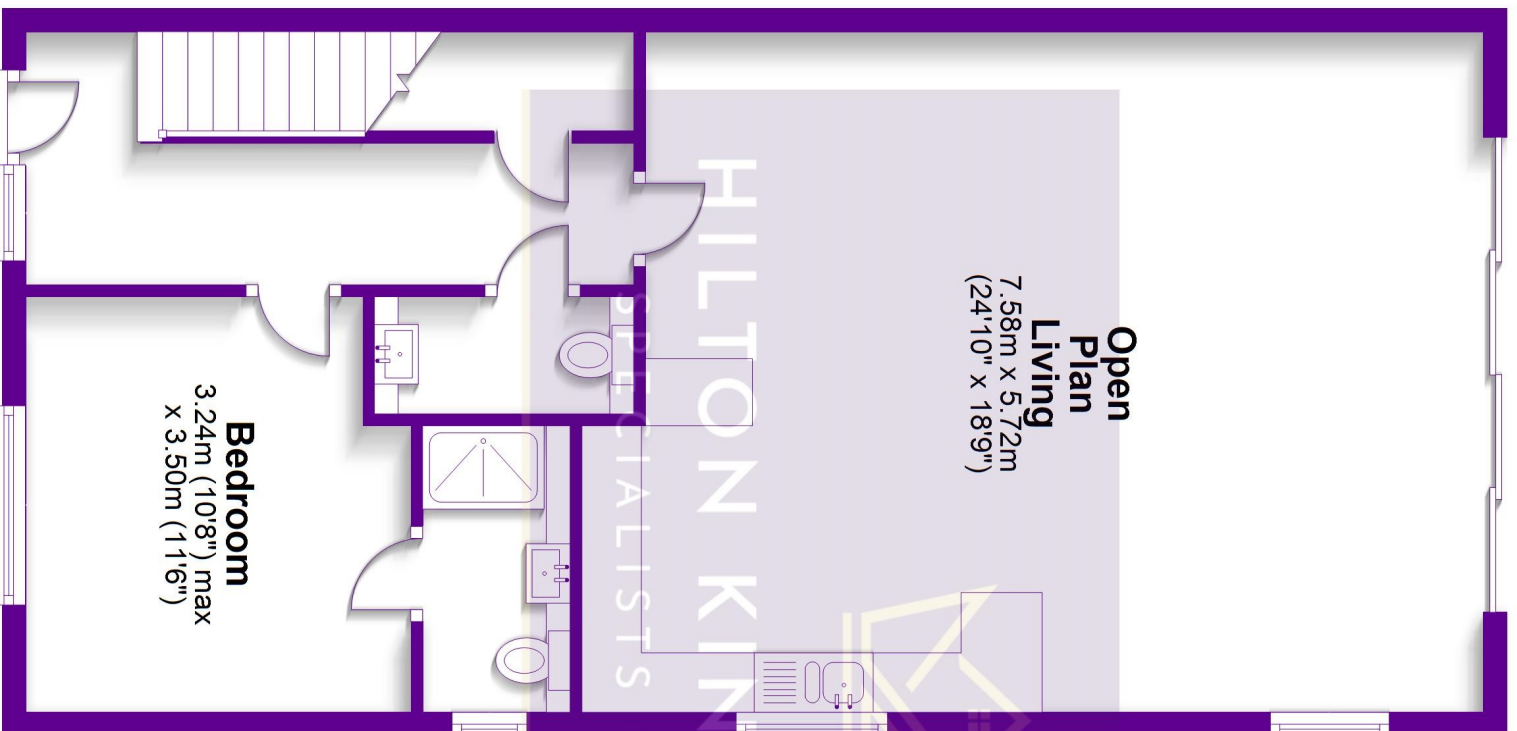


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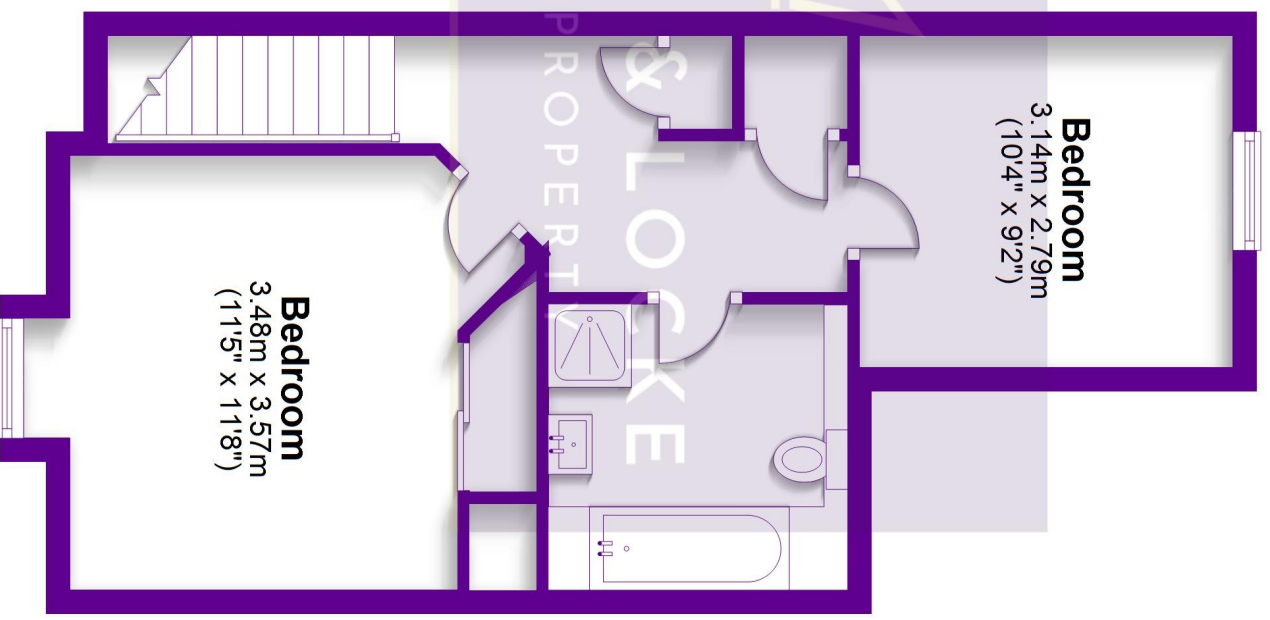
Ground Floor

Approx. 70.2 sq. metres (755.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 110.4 sq. metres (1188.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.
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