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SPECIALISTS IN PROPERTY



11 Pheasant Walk, Chalfont St Peter, Buckinghamshire. SL9 0PW.

OIEO £950,000 Freehold



Hilton King and Locke are delighted to bring to the market this four-bedroom detached house within walking distance of Chalfont St Peter Village centre. The property is presented in fantastic condition throughout and offers extremely spacious, bright accommodation arranged over two floors which includes two reception rooms, kitchen, dining room, utility, garage, downstairs WC and four double bedrooms. The property has been adapted to create off street parking for at least 5 cars.

The front door leads into a spacious entrance hall which provides access to the living room, dining room, kitchen, and downstairs WC. The living room is a large bright space which allows space for multiple sofas and units, TV stand which is centred around the feature fireplace. The dining room comfortably fits a six-seater table with double doors looking out onto the garden. There is further seating at the breakfast bar in the kitchen which features plenty of workspace, dishwasher, 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 which provides side access. Moving through the utility room, you enter the second living room which has been converted above the garage to create a good size family room, which can also be used as an office/study and has views over the stunning Misbourne Valley.

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 built in wardrobes and en suite shower room. Bedroom two also benefits from ensuite with stunning views over the Misbourne Valley. Both bedroom 3 and 4 are large doubles with built in storage and overlook the rear garden. There is also a separate bathroom and WC.

The garden is mainly laid to lawn, with a large patio accessible via double doors leading from the dining room and also via the





utility room side access. There is a patio at the rear of the garden which creates a perfect space for table and chairs to catch the sun. Of course, the benefit of being fully detached is that you have full access down both sides of the property.

Pheasant Walk is convenient for access to local amenities and transport links. Gerrards Cross is just over 2.0 miles 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).

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# 11 Pheasant Walk

Approximate Gross Internal Area

Ground Floor = 75.6 sq m / 814 sq ft

First Floor = 71.1 sq m / 765 sq ft

Garage = 12.3 sq m / 132 sq ft

Total = 159.0 sq m / 1,711 sq ft



(Not Shown In Actual Location / Orientation)



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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