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SPECIALISTS IN PROPERTY



7 Lower Road, Chalfont St Peter, Buckinghamshire. SL9 9AL.

£530,000 Freehold

Hilton King and Locke are delighted to bring to market this stunning two-bedroom cottage, situated within a short level walk of Chalfont St Peter Village Centre. Features include oak flooring, bespoke fitted storage units, oak staircase leading to the first floor, double glazed windows, gas central heating and brick-built outbuilding, formerly the garage and currently used as gym/ office garden room.

Upon entering the property, you will immediately be impressed by the bright spacious contemporary interior, with double glazed bay window to the front aspect affording light to the living area and opening to the superb, fitted kitchen/dining room, which in turn features a door leading to the rear garden.

Moving to the first floor, there are two excellent size bedrooms plus the modern bathroom including a free-standing bath, separate shower cubicle and heated floor.

The rear garden comprises of a large timber deck area providing ample space for table and chairs and entertaining. The lawn has been replaced with high





grade artificial grass. There is a brick built outhouse to the rear of the garden currently being used as an office/gym and a rear garden door leading out to the off-street parking for two cars.

Lower Road is an extremely sought after central location, within a level walk of Chalfont St Peter Village centre. A variety of local shopping facilities, Tesco Supermarket, Doctors Surgery and local transport links will be found in the village. Chalfont St Peter Infant School, Academy and Community College are all also within walking distance.

Gerrards Cross is situated approximately 1.1 miles from the property and provides a wider range of shopping facilities and Mainline station with trains into 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.



#### 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).

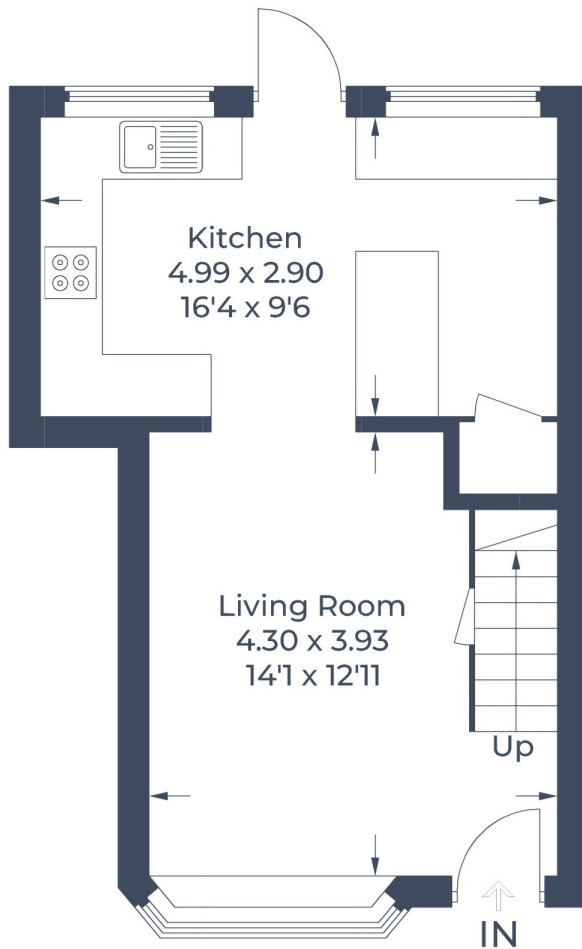
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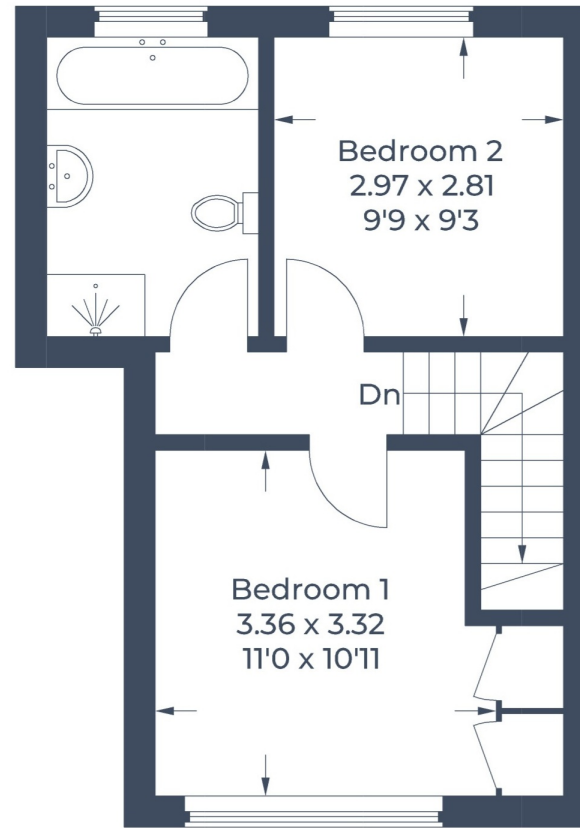
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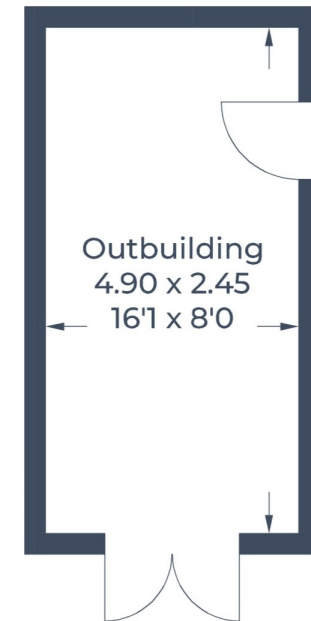
Approximate Gross Internal Area  
Ground Floor = 32.3 sq m / 348 sq ft  
First Floor = 32.1 sq m / 345 sq ft  
Outbuilding = 12.0 sq m / 129 sq ft  
Total = 76.4 sq m / 822 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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

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