



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Felstead, Nicol Road, Chalfont St Peter, Buckinghamshire. SL9 9NF.

£925,000 Freehold

Hilton King & Locke are delighted to bring to market this immaculately presented four-bedroom, detached property. The property is situated just seconds away from Chalfont St Peter village and Gold Hill Common. This property offers fantastic living space as well as large driveway providing plenty of parking for multiple cars.

The front door leads into a large bright entrance hall which provides direct access to the sitting room, study and downstairs WC. The sitting room is a large bright space with bi-fold doors leading out into the rear garden. This room currently situates multiple sofas/chairs as well as side units all centred around a feature fireplace. There is also ample space for an 8-seater dining table. Off the living room there is the snug which is a great separate room for kids to play or to watch a film without creating noise throughout the rest of the house. As you move through the living room you are taken through to the stunning modern fitted kitchen, which has plenty of workspace, including a large island with breakfast bar providing additional seating as well as units at both base and eye level providing ample storage. The kitchen is fitted with modern inbuilt appliances including dishwasher, oven and microwave whilst also allowing space for a freestanding fridge freezer. The study/boutique room completes the downstairs accommodation and is off the entrance hall. The study/boutique room has been converted from the garage and provides a fantastic work from home space/office. To the rear of this room there is the utility which is an ideal space to tuck away the washer and dryer, boiler and meters.

Moving to the first floor via the stairs in the entrance hall, there is a central landing which spans the width of the property and provides access to all four bedrooms and family bathroom. The master bedroom is a large double bedroom with an impressive dressing room, and large en-suite shower room. Bedrooms two and three are both comfortable double rooms and benefit from views into the garden. Bedroom four is currently being used a single room but could also be used as an additional office/study





room. The family bathroom is a modern four-piece suite which is shared by bedrooms two, three and four.

The rear garden, which is accessible via bi-folding doors off the living or the side access, has been landscaped and designed to maximise the space in the best possible way, including a large patio seating area ideal for alfresco dining, a storage shed tucked to the side of the property and the rest has been astro turfed allowing for a low maintenance garden.

To the front of the property, there is a shingled driveway which has off street parking for multiple vehicles, plus side access to the rear garden. There is also the added benefit of an electric car charging point too.

Situated on the Gold Hill Common side of the Village, the property is located within a short stroll of Chalfont St Peter Academy and Chalfont St Peter Village Centre. The property is within catchment for the excellent Dr Challoners Grammar schools with the bus stop just around the corner.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is around 1.5 miles away and provides fast train access into London Marylebone in around 22 minutes. Should you wish direct access to the London Underground Tube network, 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. 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.



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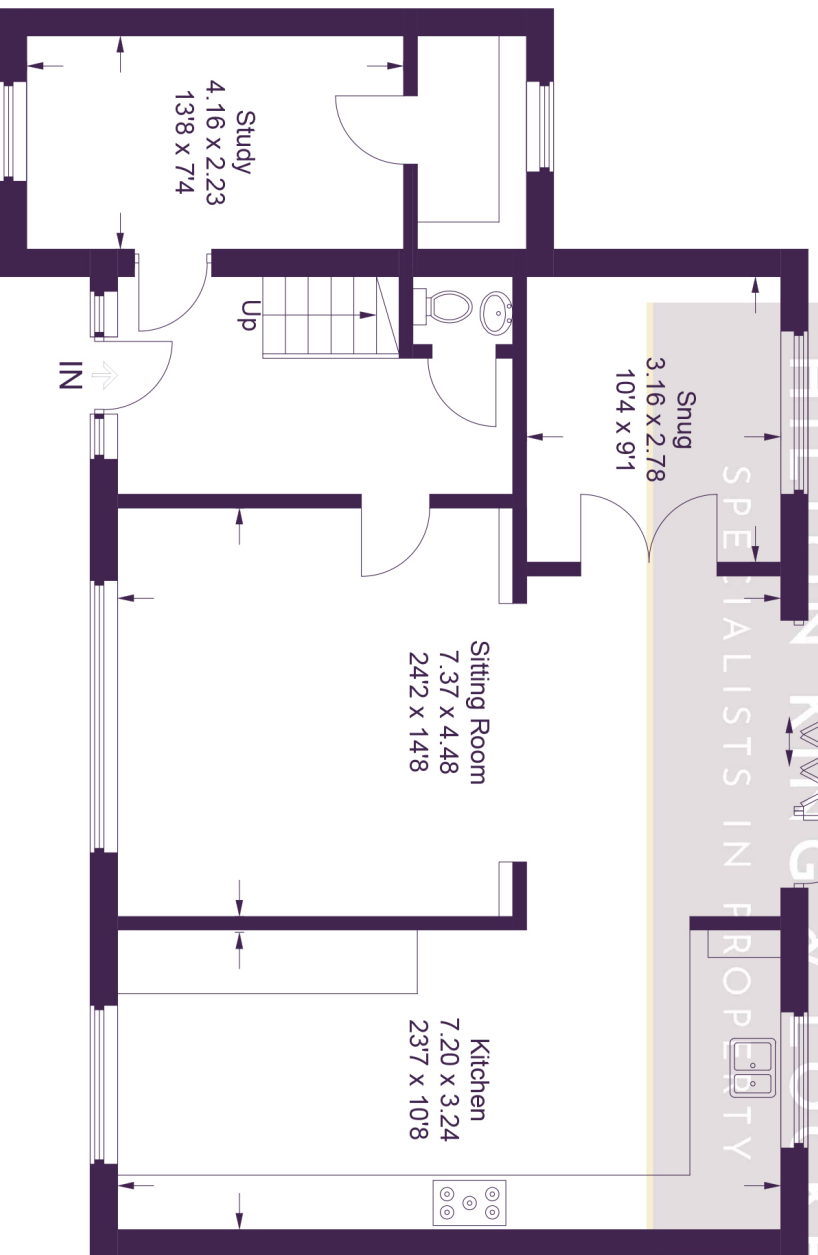
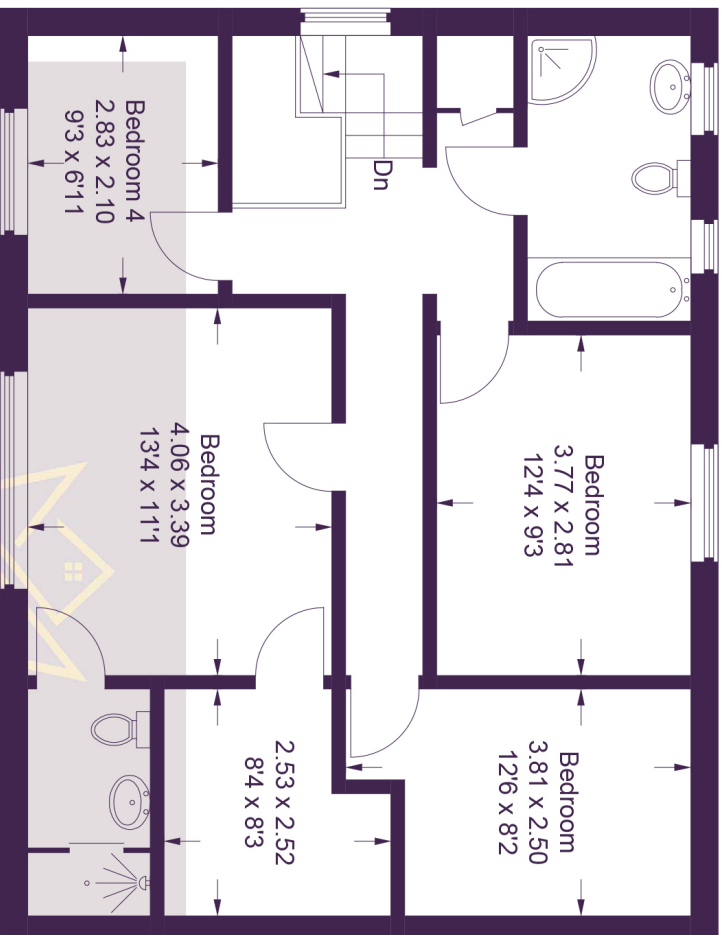
# Felstead, Nicol Road

Approximate Gross Internal Area

Ground Floor = 91.5 sq m / 985 sq ft

First Floor = 70.8 sq m / 762 sq ft

Total = 162.3 sq m / 1747 sq ft



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## 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.