



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



12 Joiners Way, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0BH.

£568,000 Freehold



Hilton King and Locke are delighted to bring to the market this lovely three-bedroom, mid terraced property tucked away in the sought after location of Chalfont St. Peter, situated on Joiners Way. This property is within walking distance to Chalfont St. Peter Montessori school and the Chalfont St. Peter high street where you will find all your local amenities and transport links. This family home benefits from a quiet cul-de-sac location with off street parking for three cars.

As you enter the property you are presented with the open plan kitchen/diner (22'5 x 9'8). The kitchen has units both at base and eye level allowing plenty of storage and work surface space. To the left of the dining room, there is a door leading you to the snug (8'0 x 8'0). Leading on from the kitchen you enter into the bright and spacious living room which comfortably seats two double sofas, space for a centre piece and a feature fireplace.

The stairs lead you to the sizeable landing providing access to a large, double in size, master bedroom (13'9 x 10'11) with built in wardrobes and plenty of floorspace. The second bedroom is also double in size providing built in wardrobes. The third and final bedroom (10'8 x 7'3) fits a single bed with a desk creating a multi-purpose space for a bedroom/study. The upstairs also consists of the modernised family bathroom which includes a bathtub and overhead shower.

This property provides a fantastic sized garden with rear access. The garden is mainly laid to lawn with a patio area for garden furniture, great for entertaining in the summer months.

Joiners Way is located just off the road Joiners Lane which is in close proximity to Chalfont St. Peter village centre providing shops and amenities. Additionally, Gerrards Cross is nearby where you will find additional shopping facilities and transport links via Chiltern Rail, getting you into London Marylebone in approximately 22 minutes. Amersham and Chalfont & Latimer station is nearby and offers the Metropolitan



Important Notice

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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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12 Joiners Way

Approximate Gross Internal Area

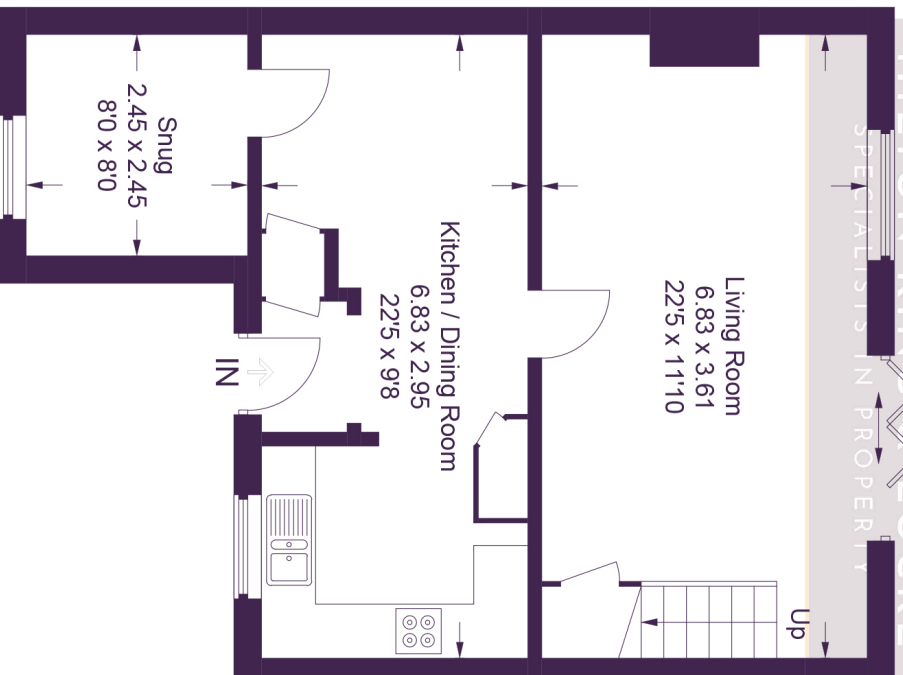
Ground Floor = 53.0 sq m / 570 sq ft

First Floor = 46.2 sq m / 497 sq ft

Total = 99.2 sq m / 1,067 sq ft



First Floor



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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