



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



11 Grange Road, Chalfont St Peter. SL9 9AH.

£700,000 Freehold

Hilton King and Locke are delighted to bring to market this three-bedroom, modern terraced property in a highly sought after residential development built in 2017 and as such still has a few years of 10-year warranty still remaining.

The property comprises of three bedrooms, living room, fitted kitchen/dining room, family bathroom and separate WC, along with a garage and off-street parking.

The front door leads into a spacious entrance hall which provides access to the kitchen/diner, living room and downstairs WC, located under the stairs. The modern fitted kitchen includes fridge and freezer, double oven, microwave, dishwasher, washer dryer, gas hob and extractor as well as units at both base and eye level allowing for ample storage and surface space. The bay window creates comfortable room for a four-seater table and chairs. The spacious living room situates multiple sofas and units whilst providing access to the rear garden via double doors, allowing for floods of natural light to enter the property. All rooms have custom fitted shutters on the windows.

Moving to the first floor via stairs in the entrance hall, you will find a large landing providing access to all three bedrooms and family bathroom. The master room, situated at the rear of the property is a large double room and benefits from views into the garden and a modern en-suite shower room. Bedroom two is a very similar size, situated at the front of the property and has built in wardrobes. The third bedroom is a smaller room which can be used as a single/cot room or home office space. The family bathroom is a modern three-piece suite with shower



attachment. A large storage cupboard on the landing completes the first floor.

The south facing, private rear garden is mainly laid to lawn with a large patio directly accessible via double doors off the living room allowing plenty of space for outdoor furniture. At the front of the property there is a space for a car to be parked directly outside the front door as well as two additional spaces by the single garage which is located to the left of the property.

Grange Road is within seconds of variety of local shopping facilities, M&S Food Hall, Costa Coffee, doctors' surgeries' and local transport links that can be found in the village. Chalfont St Peter Infant School, Robertswood School and Chalfonts Community College are all also within walking distance. The property is also within the catchment for grammar schools such as Dr Challoners.

Gerrards Cross is situated less than 2 miles from the property and provides a wide range of shopping facilities and mainline station with trains into Marylebone in approximately 22 minutes. Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible. 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).

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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11 Grange Road

Approximate Gross Internal Area

Ground Floor = 42.3 sq m / 455 sq ft

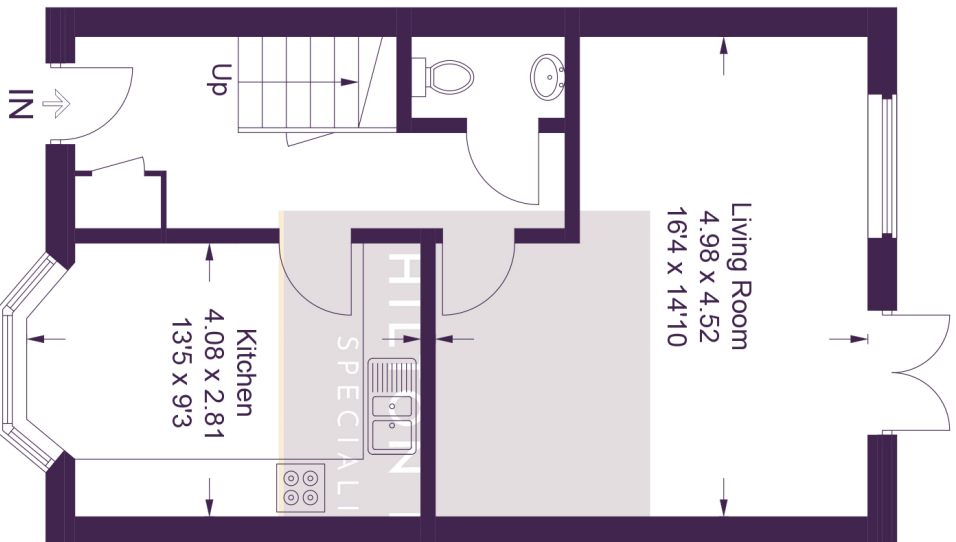
First Floor = 41.2 sq m / 443 sq ft

Garage = 18.3 sq m / 197 sq ft

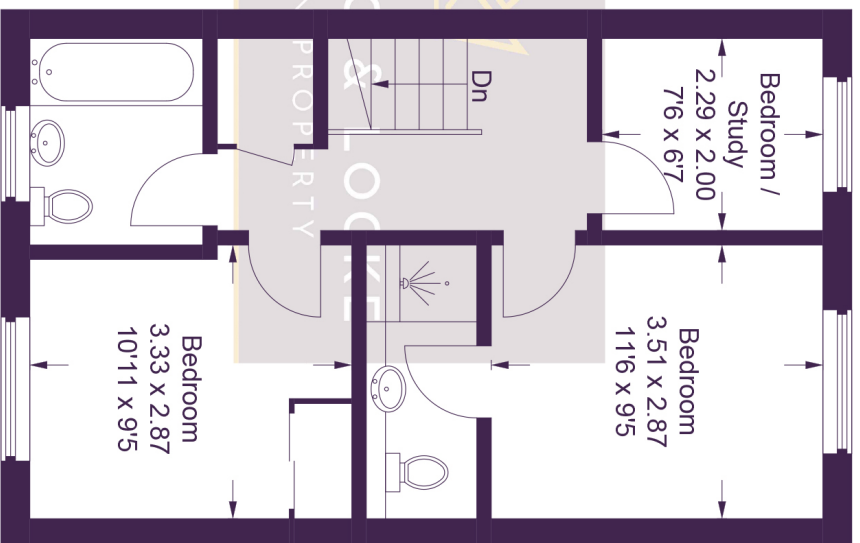
Total = 101.8 sq m / 1,095 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First 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.