



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Albany Cottage, Grove Lane, Chalfont St Peter, Buckinghamshire. SL9 9JU.

£875,000 Freehold

This four bedroom detached house with double length garage, offers superb, versatile family accommodation, whilst also providing the potential for further extension, subject to the usual planning permission. The property is situated in a sought after location, a short stroll of Gold Hill Common and within way access of Chalfont St Peter Village centre, local schools and amenities, plus Gerrards Cross Station is approximately 1.5 mile away. There are four reception rooms, one or more of which could be used as bedrooms. The superb fitted kitchen was designed and fitted by Extreme Design in Gerrards Cross, and includes twin Wolf wide ovens, plus matching full size fridge and freezer. There are made to measure fitted wardrobes in the bedrooms plus the ensuite has a whirlpool bath and both bathrooms have marble tiling. An appointment to view is highly recommended.

Upon entering the property, the hallway with fitted storage, leads through to the large through sitting room, which has double french doors leading out to the rear garden. Also accessed from here are the study, plus snug with front aspect bay window, both of these rooms offer the potential to use as further bedrooms. An opening leads through to the stunning kitchen, which features an extensive range of quality fitted units, and has a door leading back out to the hallway. Further double doors lead into the dining room which enjoys views over, and access to the rear garden. A cloakroom/wc completes the ground floor accommodation.

Moving to the first floor, the spacious master bedroom overlooks the rear of the property and features fitted wardrobes and a large ensuite bathroom with shower. Bedrooms two and three are also excellent size double bedrooms and include fitted wardrobes, whilst the modern family bathroom completes the accommodation on offer.

To the front of the property there is off street parking for three or four cars on the block paved, own driveway. The rear garden



is mainly laid to lawn with a paved terrace, decking area, pond and double doors leading to the double length garage which has rear access.

Grove Lane is extremely convenient for access to local amenities and transport links. The property is located within short walking distance of the local convenient store, plus Chalfont St Peter Village which has a range of shops, including M&S Food Hall, Costa Coffee, boutiques and restaurants, is 0.5 mile away. All other local amenities and transport links are also easily accessible.

Gerrards Cross is less approximately 1.5 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. 7.0 miles) and Chalfont & Latimer (within 6.5 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).

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.



20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

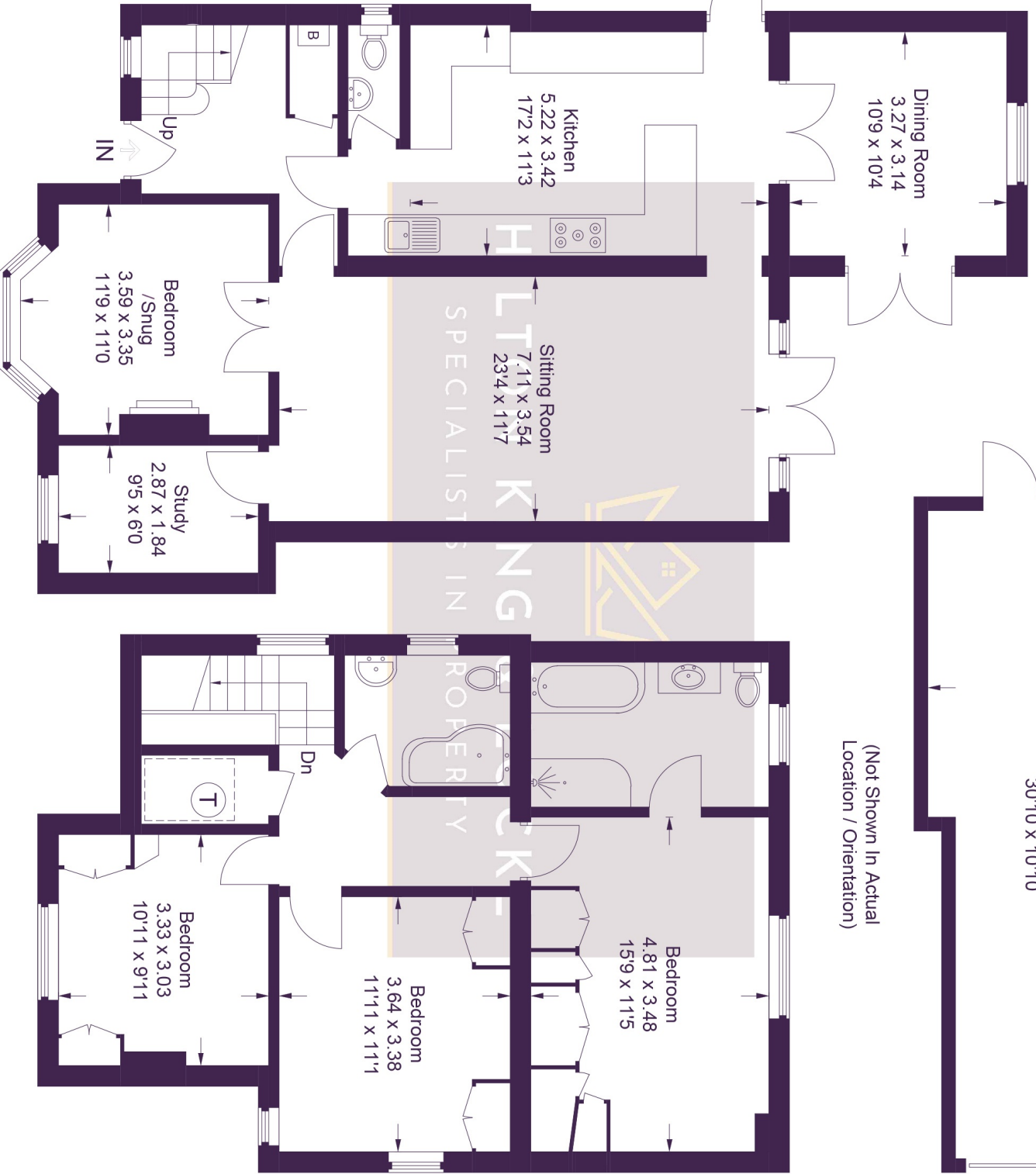
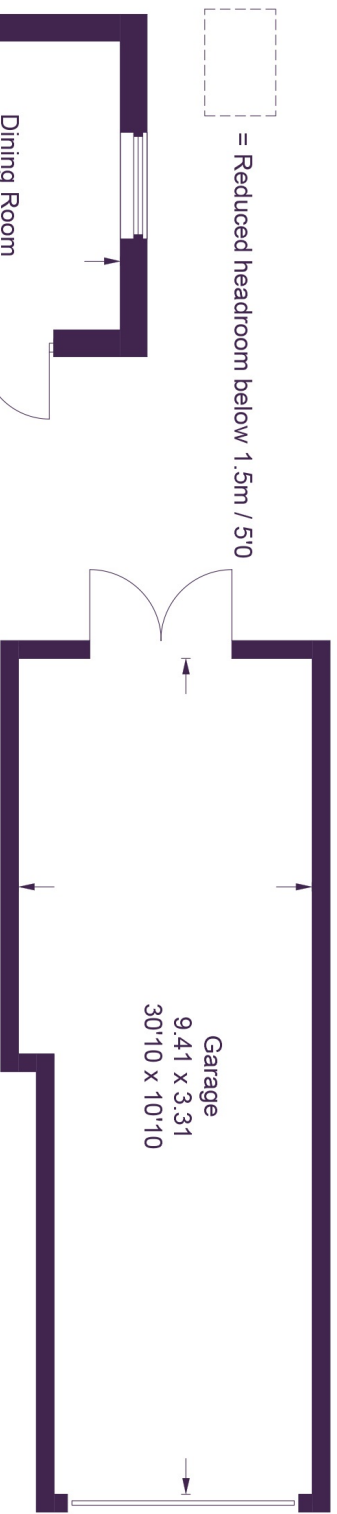
Albany Cottage

Approximate Gross Internal Area
Ground Floor = 85.7 sq m / 922 sq ft

First Floor = 66.7 sq m / 718 sq ft

Garage = 29.0 sq m / 312 sq ft

Total = 181.4 sq m / 1,952 sq ft



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.

© CJ Property Marketing Ltd Produced for HKL