



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



5 The Dell, Chalfont St Peter. SL9 0JA.

£725,000 Freehold

**Hilton King and Locke are delighted to bring to the market this three-bedroom detached house within walking distance of Chalfont St Peter Village centre. The property is presented in fantastic condition throughout and offers spacious, bright accommodation arranged over two floors including kitchen, dining room, large bright reception room, utility, study and downstairs WC. This property also benefits from off-street parking for multiple vehicles.**

The front door leads into the entrance hall which provides direct access into the living room or dining room. The living room is a large bright space, fitting multiple sofas, tv stand and coffee table all centred around the feature fireplace. with big windows at the front and sliding doors to the rear providing access to the garden the living room is flooded with natural light. The garden is laid patio, with a raised astroturf seating and BBQ area, also providing side access. The kitchen features plenty of work surface space including a breakfast island, dishwasher, oven, fridge freezer, hob, and extractor. With units at both base and eye level there is ample storage. Off the kitchen is the utility providing a separate space for washing machine and dryer. The dining room is a great space which easily fits a six-seater table and has an abundance of light from a large window at the front of the property. From the dining room you move through to the study past the downstairs WC. The study could also be used as a comfortable fourth bedroom if required.

Moving to the first floor via the stairs in the entrance hall, there is a central landing providing access to all three bedrooms and family bathroom. Bedroom one is a large double bedroom with freestanding wardrobes. Bedroom two is also a good size double with space for wardrobes



and additional storage. Bedroom three is the box room, however, comfortably fits a single bed, or desk for an office workspace also benefiting from built in storage.. The family bathroom is a three-piece bath suite with additional shower.

The Dell is convenient for access to local amenities and transport links. Gerrards Cross is just under 2.0 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. 6.5 miles) and Chalfont & Latimer (within 6 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.



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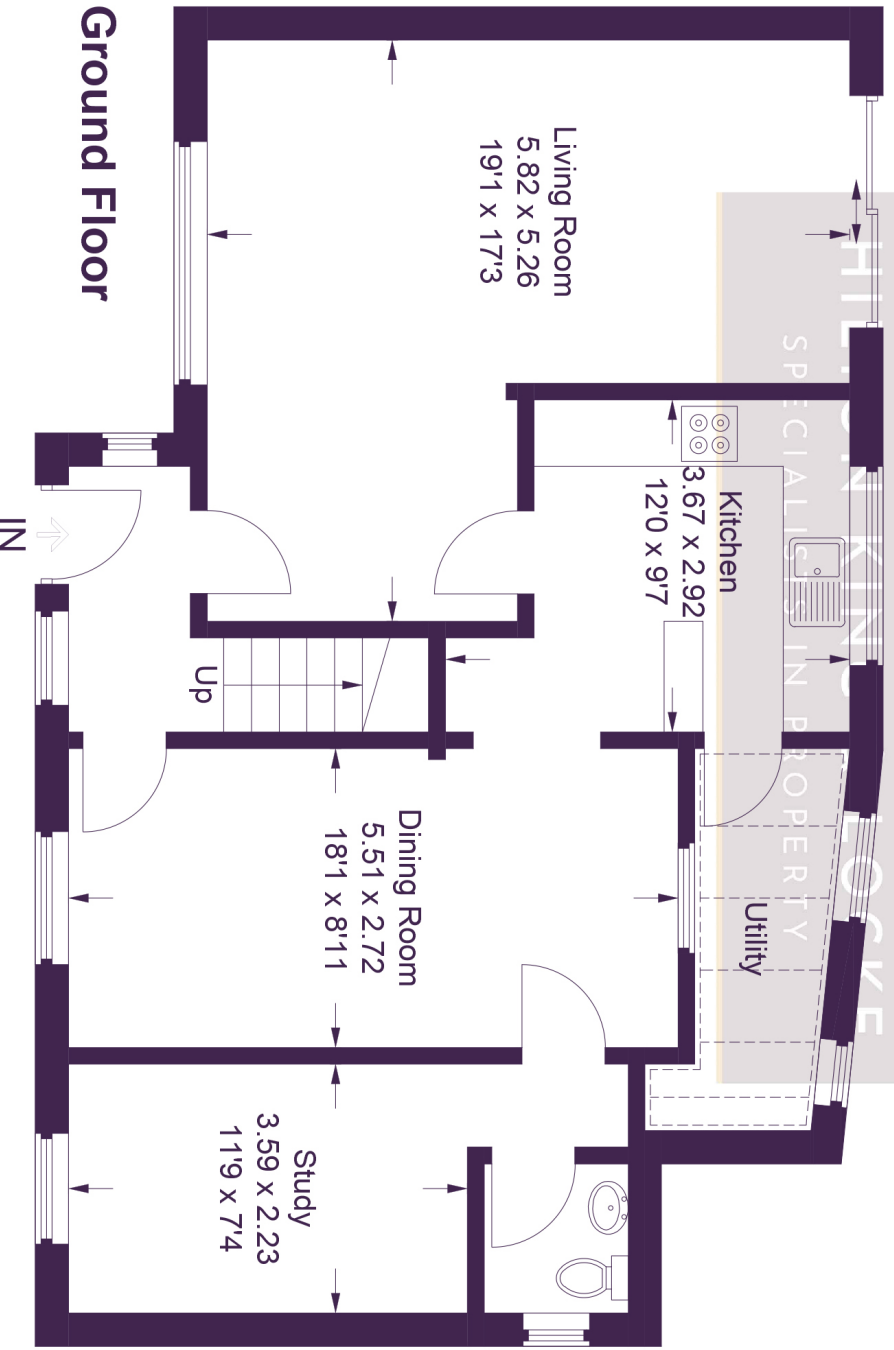
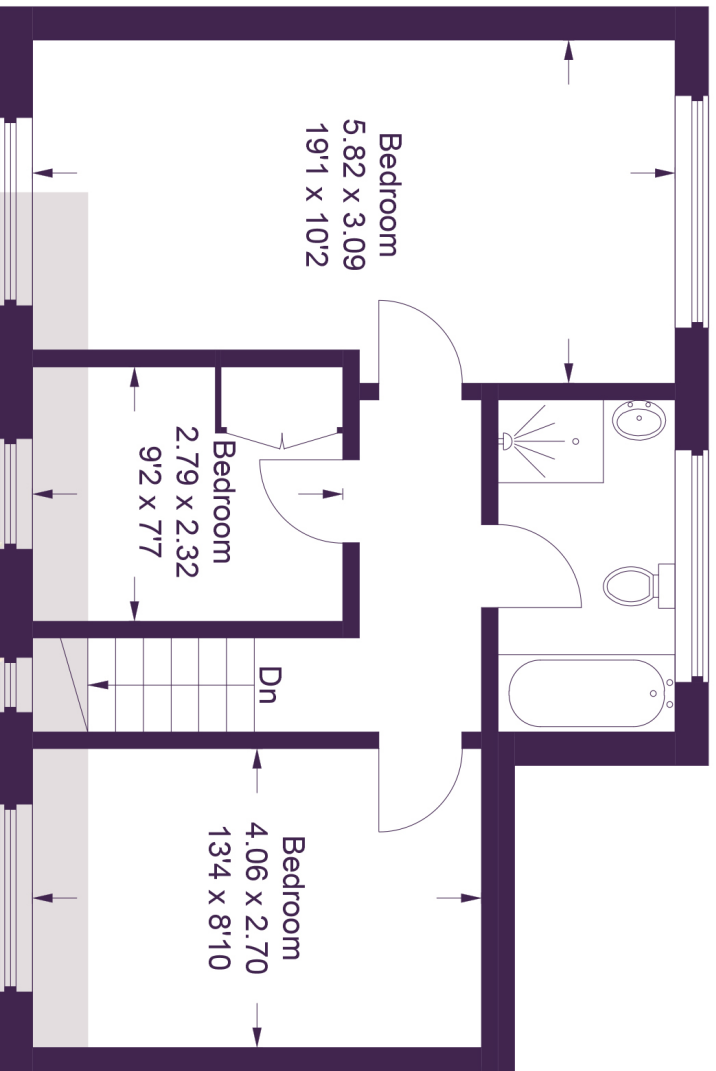
# 5 The Dell

Approximate Gross Internal Area

Ground Floor = 72.8 sq m / 784 sq ft

First Floor = 47.8 sq m / 514 sq ft

Total = 120.6 sq m / 1,298 sq ft



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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