



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



65 Foxdell Way, Chalfont St Peter, Buckinghamshire. SL9 0PL.

£900,000 Freehold

Hilton King & Locke are delighted to present this spacious and well-maintained four-bedroom detached home, ideally located in the sought-after Foxdell Way, within a short distance of highly regarded local schools and excellent transport links.

Offering approximately 1,658 sq ft of internal accommodation, including a substantial double garage (343 sq ft), this property provides flexible living spaces and fantastic scope for extension (STPP).

Key Features:

- . Approx. 1,658 sq ft total area
- . Four well-proportioned bedrooms
- . Spacious open-plan kitchen / dining area
- . Two generous reception rooms
- . Large double garage (ideal for conversion or extension)
- . Downstairs WC and upstairs family bathroom
- . Quiet residential location
- . Excellent school catchment – SL9 0PL
- . Off-street parking
- . Hive control system installed. Allowing remote access to internal lighting and central heating/hot water system



The ground floor benefits from a large living room and a bright open-plan reception / dining area with a well-fitted kitchen – perfect for modern family life and entertaining. Upstairs, there are four good-sized bedrooms and a family bathroom.

The double garage presents an exciting opportunity to extend both above and in front (STPP), significantly increasing the property's footprint and value. Whether you're looking to create additional bedrooms, a home office, or a self-contained annex, the potential is clear. The garage has an electric door and accommodates a water softener system for the house

To the front of the property there is off street parking for numerous vehicles on the large driveway, plus a lawn area. The rear garden is a good size, mainly laid to lawn with borders of mature shrubs, trees and raised flower beds and has a patio area which spans the full width of the property and is accessible via sliding doors off the dining room. There is a fishpond with a pump filtration system and the front and rear garden have automatic water irrigation systems installed.

The property is within strolling distance of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 3.0 miles away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Chalfont & Latimer (approx 4.0 miles) and Amersham (approx. 5.0 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. 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.



20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

65 Foxdell Way

Approximate Gross Internal Area

Ground Floor = 61.4 sq m / 661 sq ft

First Floor = 60.8 sq m / 654 sq ft

Garage = 31.9 sq m / 343 sq ft

Total = 154.1 sq m / 1,658 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.

© C.J Property Marketing Ltd Produced for Hilton King & Locke