



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



2 Kingsway, Chalfont St Peter. SL9 8NR.

£1,350,000 Freehold

Hilton King and Locke are delighted to bring to the market this immaculate four/five bedroom detached home situated on the ever-popular road, Kingsway. This property, at just over 2,000sqft of living accommodation offers fantastic space including, three reception rooms, large kitchen, two bathrooms and two ensuites, beautifully maintained private garden, off street parking on the sizeable driveway for four cars and large garage. This property has plenty of potential for extension subject to your usual planning consents.

As you enter the property you are greeted by the bright and airy entrance hall leading you through to the gym/sitting room which is a large space and could easily accommodate multiple sofas and units if required or act as a fantastic downstairs bedroom. The main living room is an open, spacious room which currently situates two double sofas and a single sofa still maintaining plenty of floor space. The rear sitting room provides direct access onto the patio via rear double doors. The fully fitted kitchen comes with an integrated oven and microwave, dishwasher, mixer tap, gas hob with overhead extractor hood, dining space for a six-seater dining table and chairs and a sky light that has been built in to flood the room with natural daylight. Ample built in storage space is provided at both base and eye level. The downstairs bathroom is a three-piece shower suite.

Moving to the first floor via stairs in the entrance hall you are brought to a bright central landing which provided access to all bedrooms and family bathroom. Bedroom 1 is a large double room with built in storage and en suite cleverly tucked away through the wardrobes. Bedroom 2 is also a large double bedroom with built in storage and en suite. Bedrooms 3 and 4 are smaller double rooms but would be fantastic as a single room/nursery or office space.



The family bathroom is a large three-piece suite.

To the rear of the property is the private and secluded garden area, mainly laid to lawn with a substantially sized patio area for entertaining and al fresco dining which is directly accessed via rear double doors.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.0 mile 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, Amersham and Chalfont & Latimer 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.



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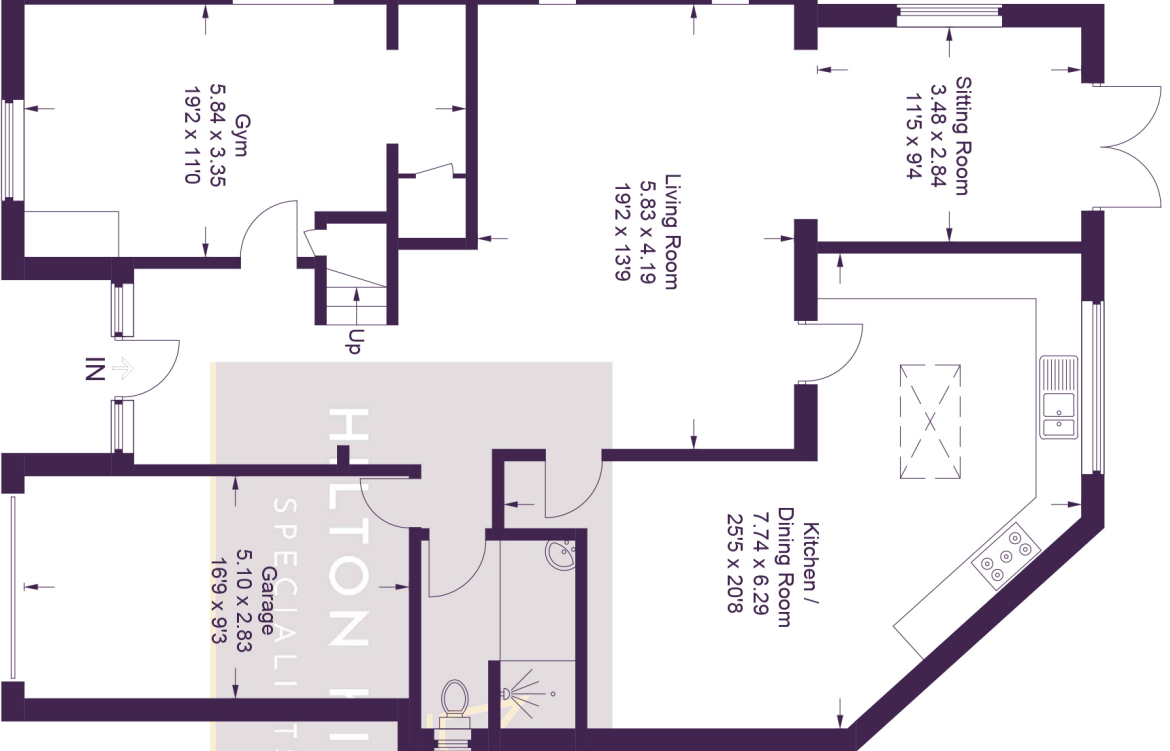
2 Kingsway

Approximate Gross Internal Area

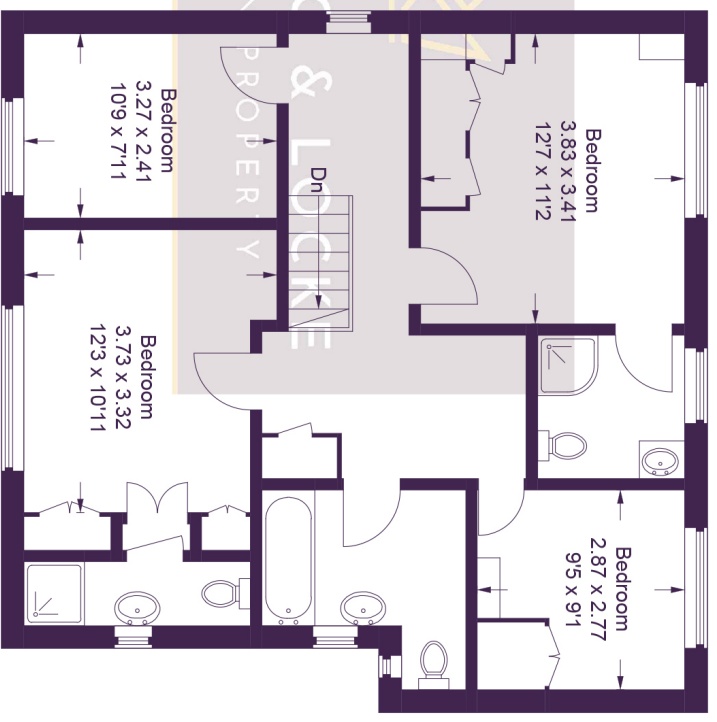
Ground Floor = 123.0 sq m / 1324 sq ft

First Floor = 71.9 sq m / 774 sq ft

Total = 194.9 sq m / 2,098 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.