



HILTON KING & LOCKE
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65 Orchard Grove, Chalfont St Peter, Buckinghamshire. SL9 9ET.

£525,000 Freehold

Hilton King and Locke are delighted to bring to market this beautiful three-bedroom terraced character property situated in a sought-after residential road within walking distance of Chalfont St Peter Village Centre, schools, transport links and Gold Hill Common. The property itself is presented in good order throughout. The property benefits from two reception rooms, a modern fitted kitchen, utility/WC, and family bathroom. This property would be ideal for first time buyers. There is also the potential to extend into the loft space (Subject to Planning Permission.) A viewing is highly recommended!

The front door leads into the sitting room which has stairs against the right wall leading to the first floor. The sitting room is a large bright room which allows for multiple sofas and units centred around a feature fireplace. Moving through the property leads you to the dining room which can comfortably accommodate a six-seater table but currently situates built in bookshelves and desk space. To the rear of the property, you will find the modern, high-end kitchen which features plenty of workspace, dishwasher, double oven, fridge freezer, hob and extractor and also offers views onto the garden. With units at both base and eye level as well as full length cupboards there is ample storage. The utility/WC completes the ground floor.

Moving to the first floor, you will find three bedrooms and a family bathroom. Bedrooms one and two are great size doubles both with built in storage. Bedroom three is a smaller room which would be ideal as a nursey or office. All three bedrooms share use of the family bathroom which is a modern three-piece suite with shower attachment.

Outside, the property benefits from large, raised decked



area which is accessible via double doors off the kitchen/breakfast room and offers ample space for large outdoor furniture. Steps lead down to the rest of the garden which is laid to lawn with storage at the bottom.

Chalfont St Peter Village Centre is less than half a mile walk away where M&S Food Hall, Costa Coffee and a variety of independent shops and Cafes will be found. Gold Hill Common and a number of pleasant walks are just a short stroll away.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately a 1.5 mile walk away and a relatively level walk, 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, plus Chalfont St Peter Infant School, Academy and Community College are all within walking distance. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, 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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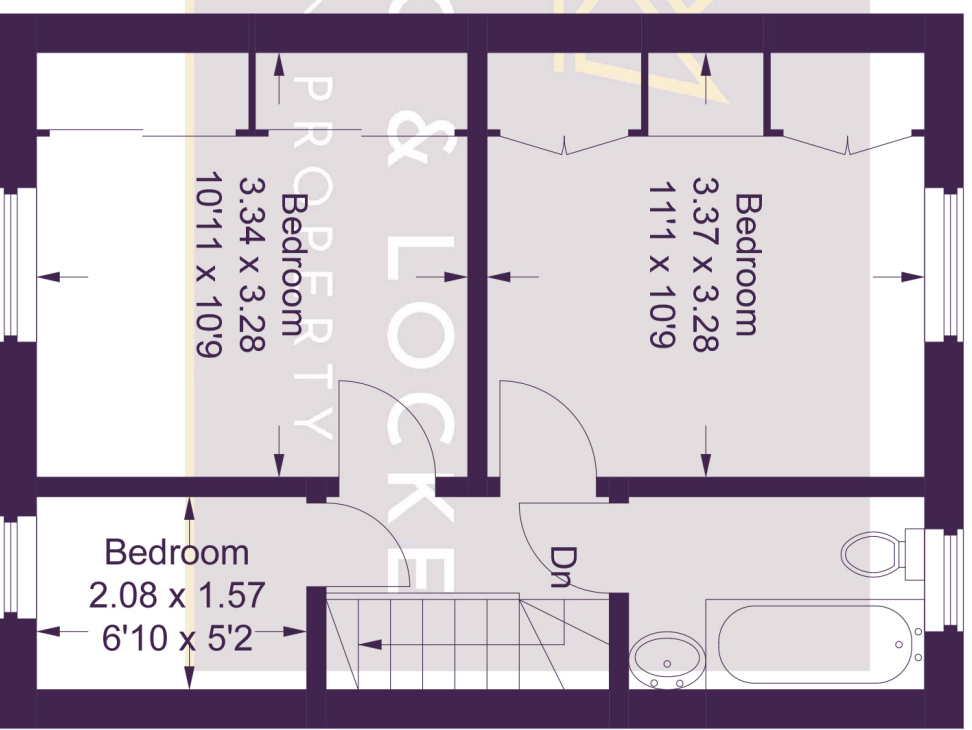
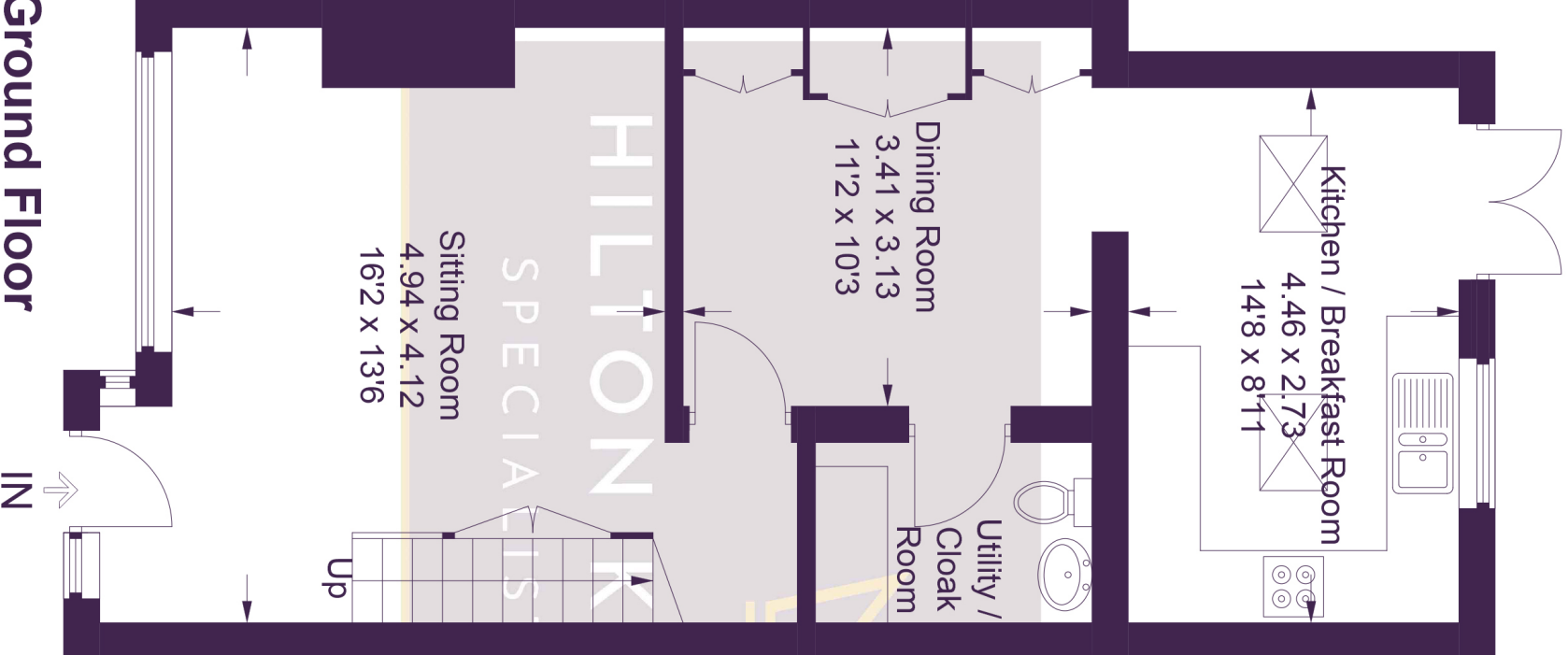
65 Orchard Grove

Approximate Gross Internal Area

Ground Floor = 52.8 sq m / 568 sq ft

First Floor = 34.1 sq m / 367 sq ft

Total = 86.9 sq m / 935 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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