



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



11 Hillside Close, Chalfont St Peter, Buckinghamshire. SL9 0HJ.

£365,000 Leasehold

This two bedroom first floor maisonette is offered for sale in excellent decorative order throughout. The property is situated in a sought after, quiet residential area on the Chalfont Common side of the Village within easy reach of local amenities and transport links. Accommodation comprises of a living room, fitted kitchen, two excellent size bedrooms and family bathroom. There is off street parking to the front of the property and a private garden with brick built storage to the rear. Viewing highly recommended.

Upon entering the property the hallway is a good size with wooden flooring and provides space for coats and shoes, with stairs leading to the first floor. The property is in fantastic condition and the dual aspect living room benefits from wooden flooring throughout as well as wooden window sills and doors plus a beautiful feature fireplace controlled via remote control. There is also a large built in cupboard, providing lots of extra storage space. The kitchen has a range of fitted units at base and eye level, fitted oven and hob with extractor fan above, and plumbing for washing machine. The master bedroom has been finished to a high standard and benefits from a built in fitted wardrobe with a window overlooking the rear garden, whilst bedroom two is also of an excellent size. There is plenty of storage throughout the property, including a substantial loft space that is mainly boarded throughout and the modern family bathroom completes the impressive accommodation on offer.



Outside and to the front of the property there is off street parking for two/three cars plus a gate leading to the private side and rear garden. The rear garden is mainly laid to lawn that spreads around to the side of the property and has raised flower and shrub borders. The garden also benefits from three brick built storage cupboards.

Situated in a quiet cul-de-sac location on the Chalfont Common side of the Village the property is within a short stroll of numerous countryside walks and public footpaths. Gerrards Cross mainline train station is just two 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, 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, 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.



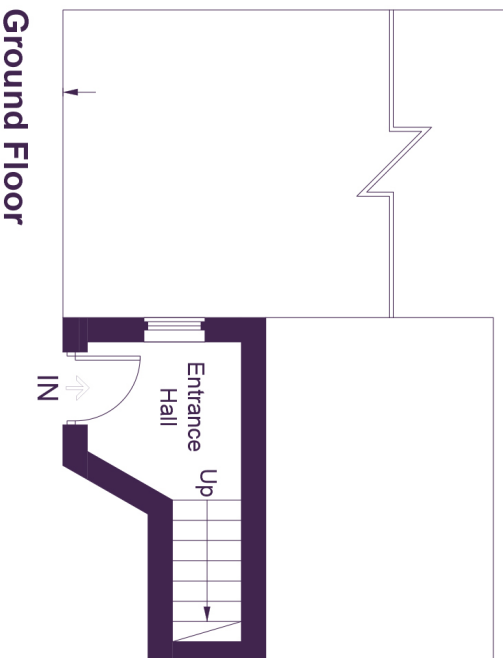
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Approximate Gross Internal Area
Ground Floor = 5.0 sq m / 54 sq ft
First Floor = 57.1 sq m / 615 sq ft
Storage = 3.6 sq m / 39 sq ft
Total = 65.7 sq m / 708 sq ft



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.