



HILTON KING & LOCKE
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Layers Avenue, Chalfont St Peter. SL9 9HP.

£800,000 Freehold

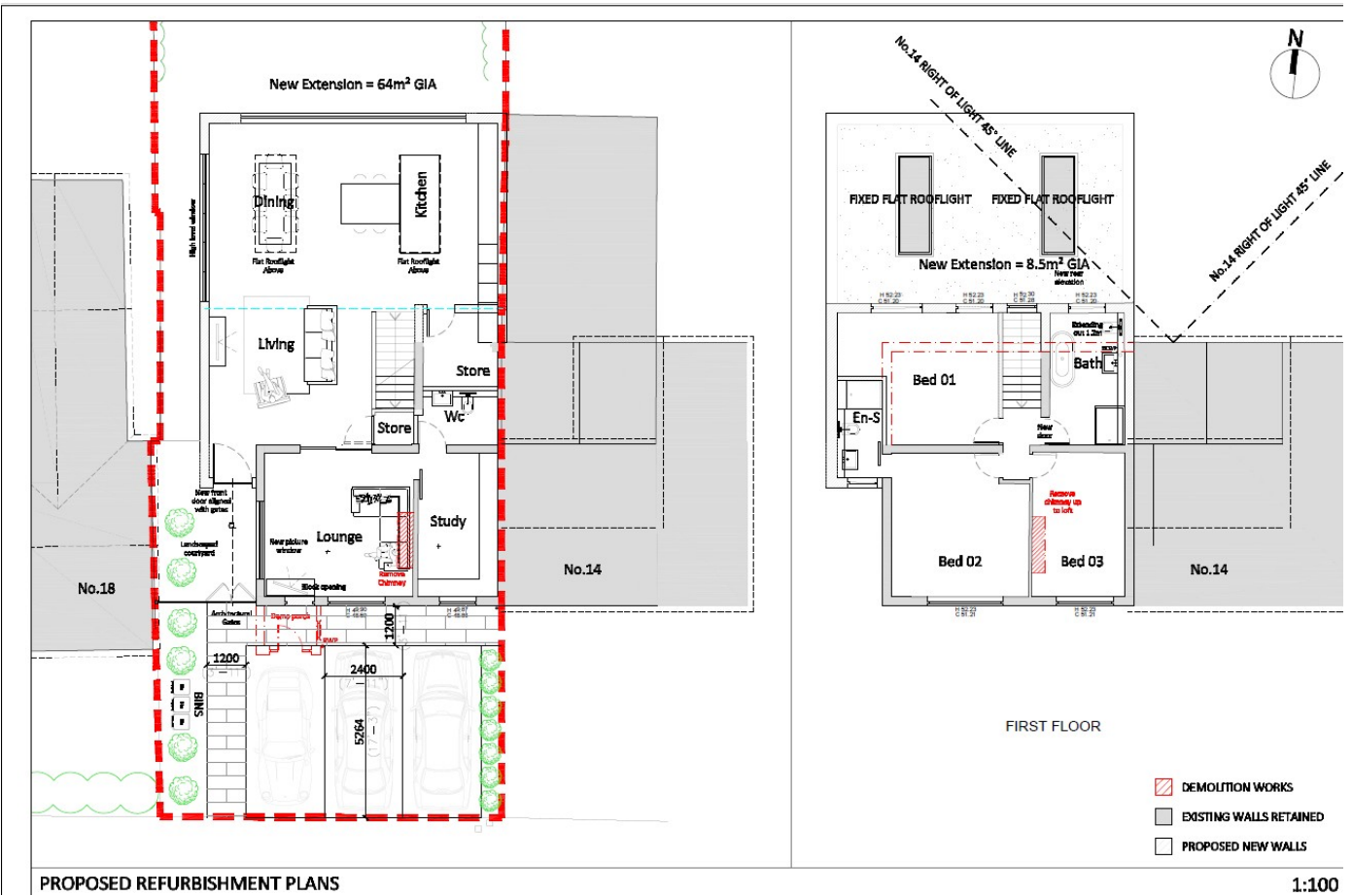
Exceptional Redevelopment Opportunity with Planning Permission and Building Regulations Approved.

An outstanding opportunity for developers, investors, or ambitious homeowners—this property property benefits from full planning permission, with all approvals in place and ready for immediate construction with full plans for substantial extensions and remarkable scope for large-scale redevelopment. Set on an expansive plot, it provides the perfect canvas for creating a high-value, bespoke home.

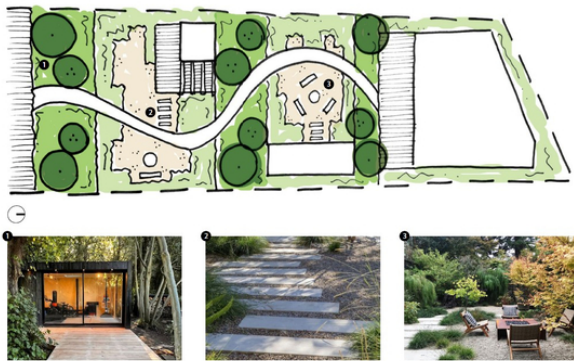
The existing structure offers a strong starting point, with approved proposals allowing for a significant increase in internal space and the creation of a modern, high-specification residence. In addition, the generous garden presents the potential to build a 1,000 sq ft annexe at the rear of the plot, ideal for guest accommodation or multigenerational living.

Key Features:

1. Extensive plot with excellent redevelopment potential
2. Approved plans for major extensions to the main property
3. Potential to build a 1,000 sq ft g outbuilding, providing potential use as a separate self-contained annexe, with approved planning.
4. Opportunity to create a high-value, custom home
5. Desirable location with strong buyer demand



Landscape design - Option 2 Plan



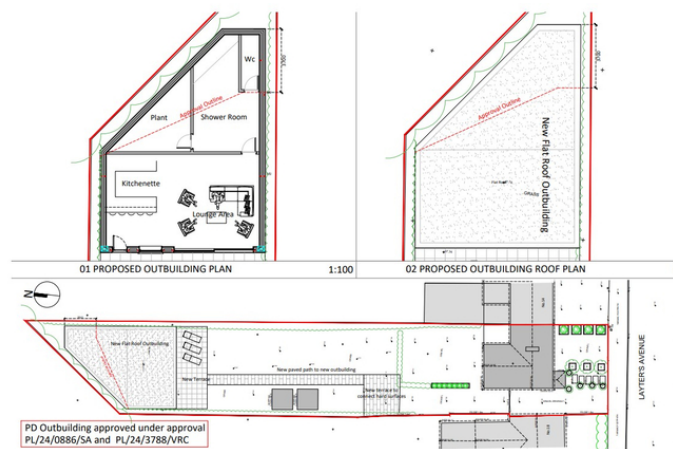
6. Ideal for developers, builders, or visionary homeowners

Planning reference - PL/24/3788/VRC & PL/25/0902/FA

Layers Avenue is extremely convenient for access to local amenities and transport links. Gerrards Cross is 1 mile 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 Chalfont Leisure Centre just minutes away, 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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