



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



Nortoft Road, Chalfont St Peter, Buckinghamshire. SL9 0LA.

£1,100,000



**\*CHARACTER AND SPACIOUS FOUR BEDROOM DETACHED HOME\***

**\*WITH THREE RECEPTIONS AND TWO BATHROOMS\***

**\*SITUATED ON A SECLUDED AND GENEROUS PLOT IN SOUGHT AFTER NORTOFT ROAD\***

**\*2240 SQUARE FOOT OF ACCOMMODATION\***

**\*A PERFECT PURCHASE FOR A BUYER LOOKING FOR A PROPERTY TO MAKE THEIR OWN\***

Situated in sought after Nortoft Road is this spacious four bedroom, three reception, two bathroom detached family home. Other than the location and its size, which is 2240 square ft, a real feature is it's impressive sized and secluded rear garden. The property is situated in a highly sought after residential location on the Chalfont Common side of the Village.

The house does require modernisation, and is therefore a perfect buy for someone who is looking to put their own stamp on a property and really make it their own.

Ground floor accommodation includes an entrance porch, and an inner hallway which gives you direct access to all of the downstairs rooms. Situated towards the front is the 12' x 11'6" dining room, which offers a delightful double aspect, and the 13'11" x 10'6" front aspect sitting room.

The 16'3" x 16'3" living room offers a rear aspect overlooking the garden, while the 12'6" x 11'6" kitchen also overlooks the garden along with a further side window and door giving you another double aspect room. Completing the ground floor is a cloakroom and large 11'6" x 8' utility room.

Upstairs are four fantastic sized double bedrooms. Bedroom one is 16'5" x 13'5", has triple wardrobes and also it's own ensuite bathroom. This bedroom offers a rear aspect and offers views over the garden, as does the 16'3" x 14'8" bedroom two, which in turn also has a wash hand basin.



Bedrooms three and four measure some 13'11 x 10'6 and 12' x 11'6, plus they both have two sets of double wardrobes. A family bathroom is located between bedrooms two and four.

Outside, there is off street parking on the driveway in front of a 19'10 x 16'7 double garage. The rear garden is well stocked with shrub borders and is mainly laid to lawn, with a patio.

#### THE AREA

Within a short stroll of Nortoft Road there are a number of Countryside walks. The local shop, Public House, bus routes and Robertswood School are all within walking distance. Chalfont St Peter village is situated approximately 1 mile from the property and provides a wider range of shopping facilities, including M&S Food Hall, Co Op Supermarket, Costa Coffee plus a variety of independent Coffee Shops, Restaurants and Boutiques. Gerrards Cross village and Mainline station with trains into Marylebone in approximately 22 minutes is within 2.5 miles of the property. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

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. 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

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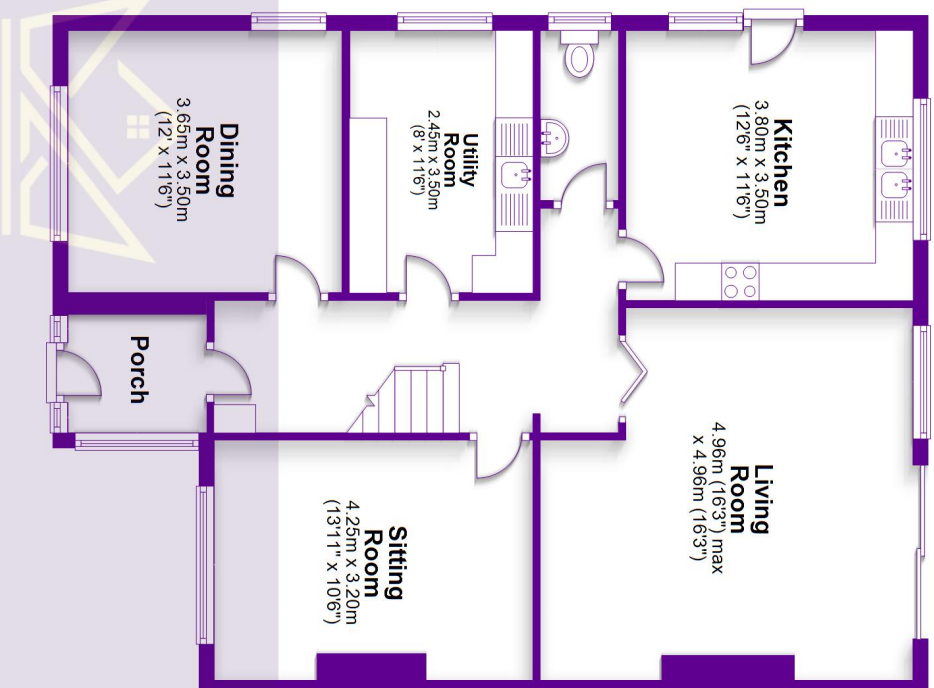
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Ground Floor

Approx. 121.1 sq. metres (1303.9 sq. feet)



First Floor

Approx. 87.0 sq. metres (936.9 sq. feet)



Total area: approx. 208.2 sq. metres (2240.9 sq. feet)

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