



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



6 Bartletts Hillside Close, Chalfont St Peter. SL9 0HH.

£350,000 Freehold

Hilton King and Locke are delighted to present this two-bedroom first floor maisonette situated just a couple of minutes' walk from the heart of Chalfont St Peter. This property benefits from a large private garden as well as additional loft room.

You enter via the front of the building and head upstairs which leads into the entrance hall providing access to both the bedrooms, bathroom and living room/ kitchen. The living room and open plan kitchen is a bright space with which comfortably accommodates multiple sofas and units centring around a feature fireplace. The fitted kitchen has units at both base and eye level allowing for ample storage and workspace area, as well as a large breakfast bar. Bedroom one is a large double bedroom with built in storage whilst bedroom two is a smaller single room. The bathroom is a three piece suite with shower attachment. This property also benefits with a big loft room which currently fits a double bed, desk as well as plenty of storage. There is currently a wooden ladder leading up to the room but can easily be made back into a standard loft with pull down ladder if required.

The private garden is a fantastic size and benefits from a garden room which has space for a sofa and desk and could be ideal as a home office/playroom as electrics are fully operational. The decked seating area provides a fantastic suntrap.

Bartlett's is convenient for access to local amenities and transport links. Gerrards Cross is just over a 1.5 miles 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. Gayhurst School, Maltmans Green School, Robertswood School, Church of England Academy and Community College are all nearby. The area is also 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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6 Bartletts

Approximate Gross Internal Area

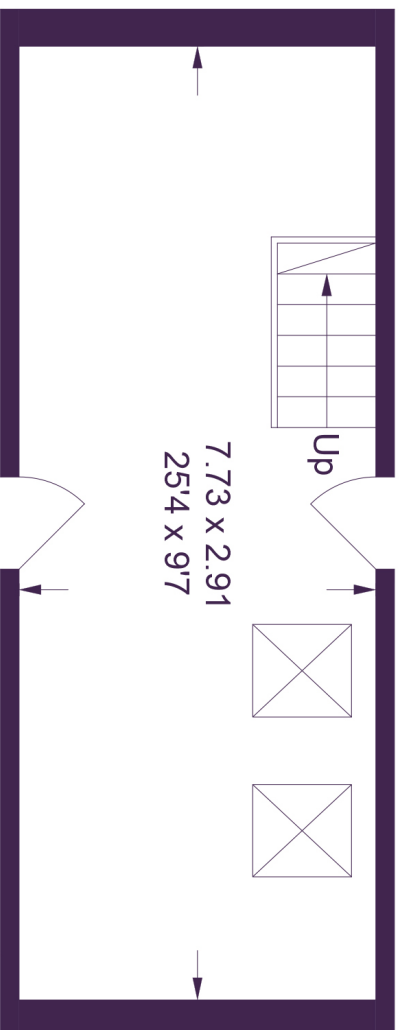
Ground Floor = 5.4 sq m / 58 sq ft

First Floor = 51.9 sq m / 559 sq ft

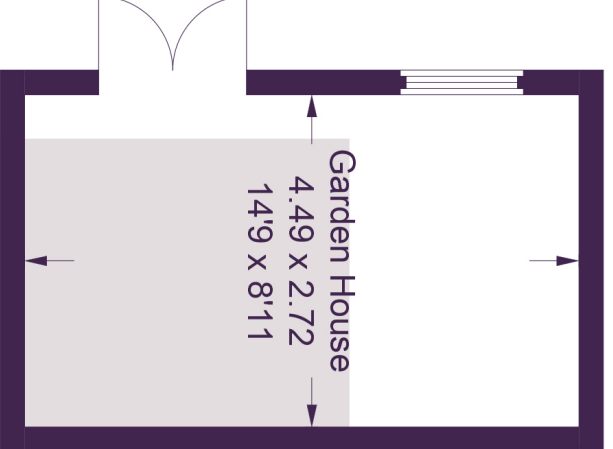
Second Floor = 22.5 sq m / 242 sq ft

Garden House = 12.1 sq m / 130 sq ft

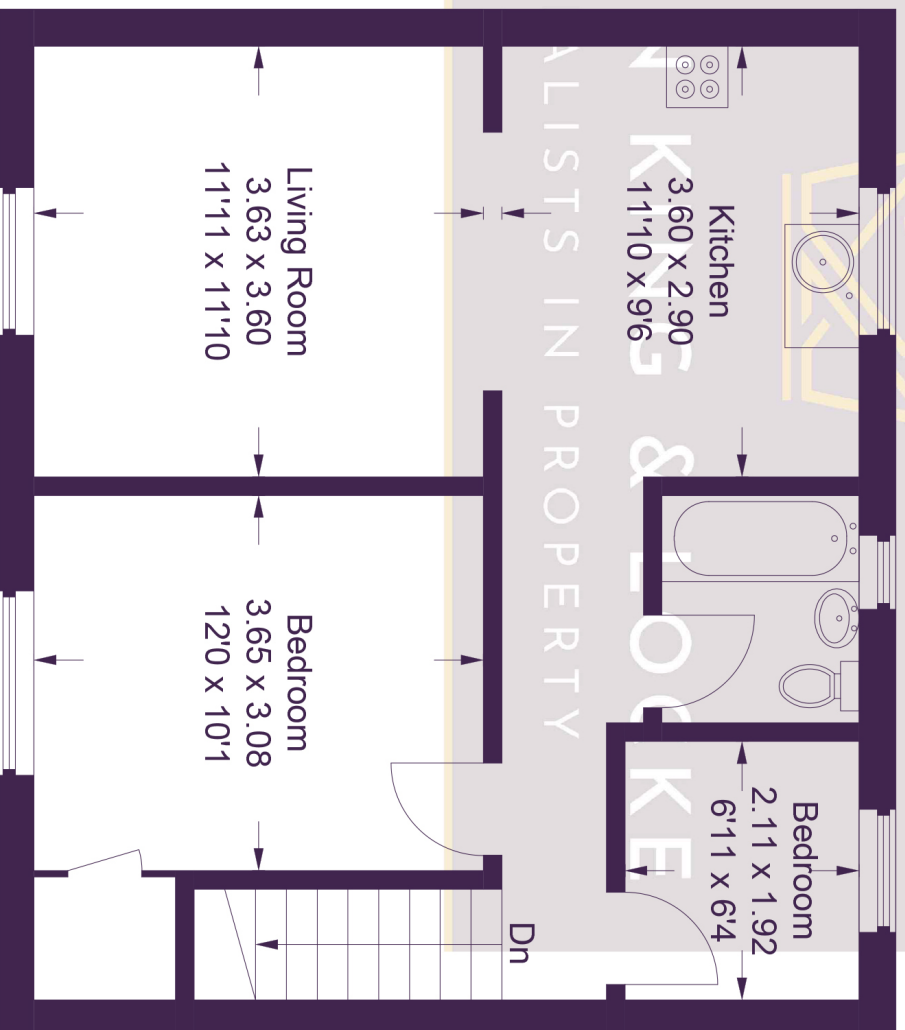
Total = 91.9 sq m / 989 sq ft



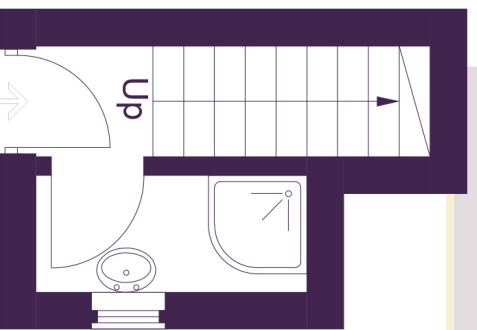
Second Floor



(Not Shown In Actual Location / Orientation)



First Floor



Ground 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.

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