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80 Lower Road, Chalfont St Peter. SL9 9AA.

£575,000 Freehold

This south west facing two-bedroom Cottage is situated in a sought-after location within walking distance of all local amenities, Chalfont St Peter Village and Gerrards Cross Station. The property is beautifully presented throughout and offers spacious accommodation, which features living room, dining room and extended kitchen/breakfast room. Accommodation is arranged over two floors with two bedrooms and bathroom on the second floor.

The front door leads into an entrance porch which in turn leads through to the living room. This room has space for sofas as well as additional units and centres itself around a feature fireplace. A door then leads you through to the spacious dining room which could also be used as another sitting room. This room comfortably fits a six-seater dining table as well as side units and has a window to the rear garden. Moving through to the extended modern kitchen/breakfast room there are units at both base and eye level allowing plenty of storage as well as surface space. The fitted appliances include fridge freezer, double oven, induction hob and extractor, dishwasher, washing machine and Quooker Tap. At the rear of the property you will find the extended breakfast room with double doors opening out onto the rear garden and allowing an abundance of light into the property.

Moving to the first floor you will find two double bedrooms both with inbuilt storage. Bedroom one is a lovely bright room and overlooks the front of the property whilst bedroom two has a rear aspect window. The bathroom is a modern white suite comprising of separate bath and shower cubicle, plus rear aspect window. There is a pull-down ladder up to a carpeted loft room which is currently used as storage but can easily be developed into a bedroom (STPP).

The rear garden is made up of a patio area accessed directly from rear double doors which provides plenty of space for a table and chairs. Stairs lead up to the lawn which has a block



paved path leading down to the studio/office outhouse and is surrounded by mature bushes and shrubs. The outhouse is insulated as well as having electrics and a WC.

The property is situated in one of only a few locations that is within a 0.5 mile level walk of Chalfont St Peter Village Centre, where M&S Food Hall, Co Op, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is a fraction over 1.0 mile 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, 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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80 Lower Road

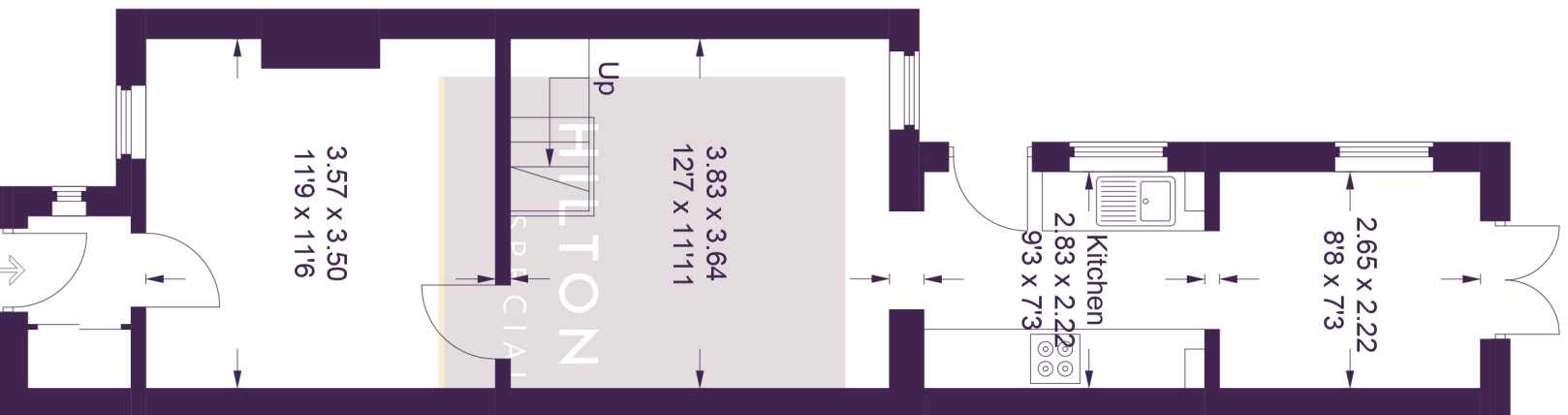
Approximate Gross Internal Area

Ground Floor = 42.5 sq m / 457 sq ft

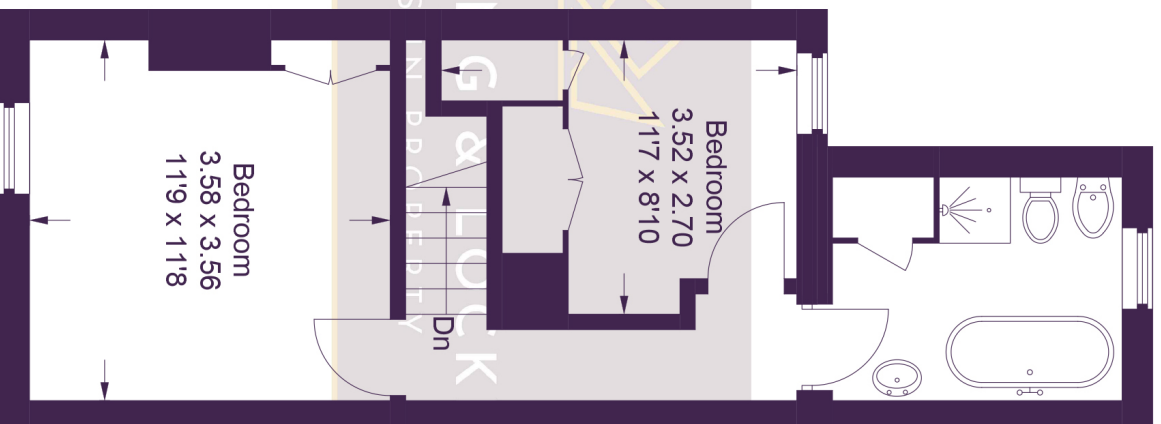
First Floor = 33.8 sq m / 364 sq ft

Garden Studio = 6.7 sq m / 72 sq ft

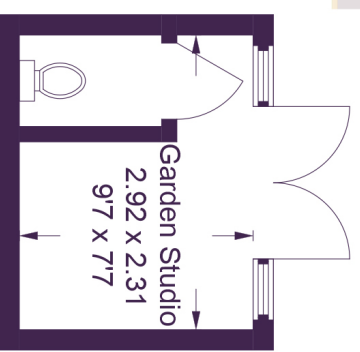
Total = 83.0 sq m / 893 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.