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17 Austenwood Close, Chalfont St Peter. SL9 9DE.

£375,000 Leasehold

Situated in a highly sought-after location overlooking Gold Hill Common, this well-maintained two-bedroom maisonette offers bright and spacious accommodation, ideal for first-time buyers, downsizers or investors alike.

The property features a generous reception room with attractive bay window, a fitted kitchen/dining room, two well-proportioned bedrooms with the master benefitting from built in storage, and a family bathroom. The layout provides a comfortable and practical living space with pleasant views to the front.

Externally, the property benefits from a separate, well-maintained private garden, perfect for outdoor entertaining or relaxing. To the rear, there is the added advantage of off-street parking and a garage, providing excellent storage and convenience.

Located close to well-regarded schools, local amenities and transport links, this home combines peaceful surroundings with everyday convenience.

Chalfont St Peter Village Centre is approximately 0.3 miles away where M&S Food Hall, Tesco, Costa Coffee and a variety of independent shops and Cafes will be found. Gold Hill Common and a number of pleasant walks are just a



short stroll away.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.3 miles away and a relatively level walk, 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, 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).

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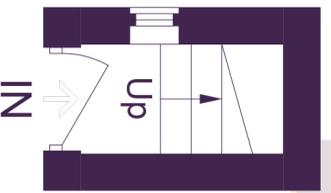
20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060 
csp@hklhome.co.uk

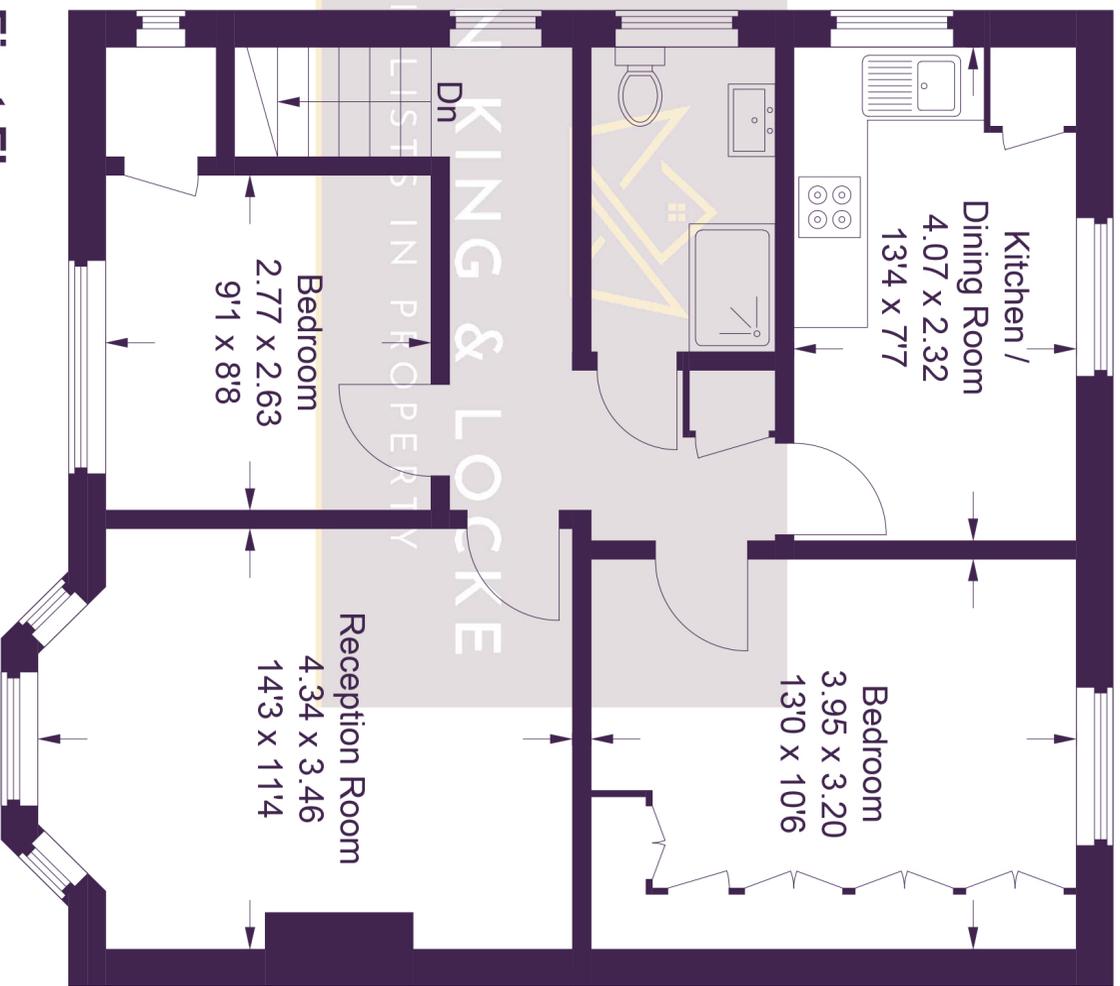
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Approximate Gross Internal Area
Ground Floor = 1.6 sq m / 17 sq ft
First Floor = 59.5 sq m / 640 sq ft
Total = 61.1 sq m / 657 sq ft
(Excluding Garage)



Ground Floor



First 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.