



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



27 Foxdell Way, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0PL.

£1,050,000 Freehold

**Hilton King and Locke are delighted to bring to market this extended four bedroom detached house situated in one of the most sought-after residential roads on the Chalfont Common side of the Village. The property of more than 1900 sqft, is situated on a large plot with a fantastic size rear garden. The property offers the potential for significant extension and redevelopment, subject to the usual planning consent. This impressive home is set back from the quiet residential road, providing lots of off-street parking . Existing accommodation briefly comprises of two reception rooms, conservatory, kitchen, four double bedrooms and family bathroom. There is also a garage and car port on one side of the house.**

Upon entering the property, there is an enclosed porch leading through to the spacious hallway. The living room has triple aspect windows allowing for an abundance of natural light and an opening leading through to the dining room which has sliding double doors leading out to the rear patio. Both the living room and dining room are currently carpeted but have original parquet flooring underneath. The kitchen/breakfast room has units both at base and eye level allowing ample surface space and storage whilst providing room for fitted oven, gas hob, fridge and freezer, dishwasher and allowing comfortable space for a four-seater table. There is access to the car port via the side door off the kitchen. The garage and downstairs WC complete the ground floor.

Moving to the first floor the landing features a front aspect window and fitted storage. The master bedroom sits directly above the living room and features a front aspect window plus a large ensuite bathroom. Bedrooms two, three and four are all



double rooms and share use of the three-piece suite family bathroom.

To the front of the property there is off street parking for numerous vehicles on the large driveway, plus a lawn area. The rear garden is a fantastic size and is mainly laid to lawn and has a patio area which spans the full width of the property.

The property is within strolling distance of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 3.0 miles 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, Chalfont & Latimer (approx 4.0 miles) and Amersham (approx. 5.0 miles) 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.

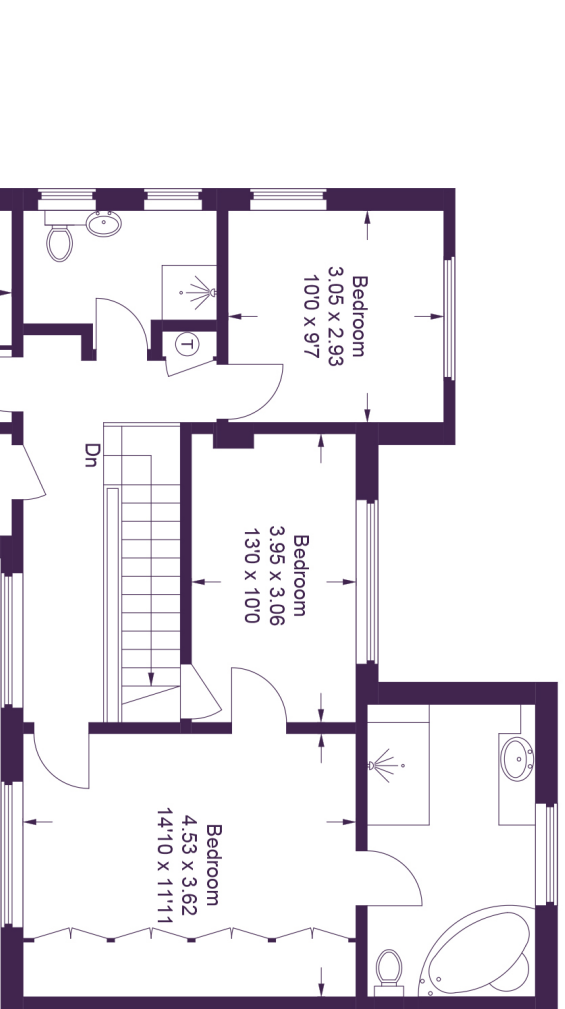


20 Market Place  
Gerrards Cross Buckinghamshire SL9 9EA

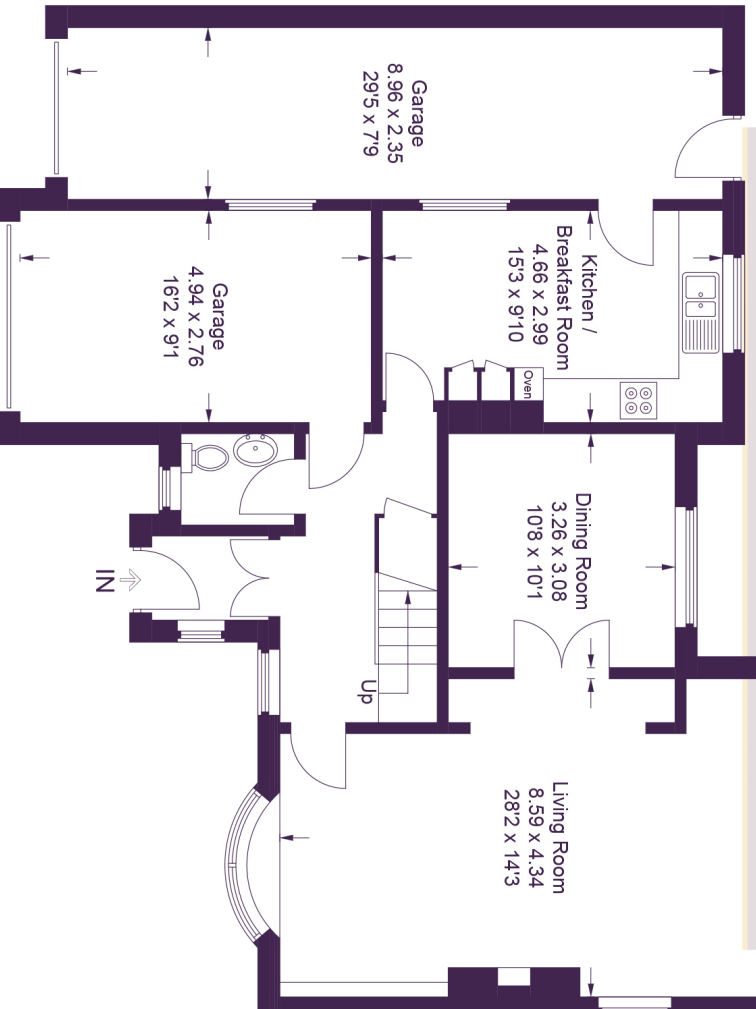
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# 27 Foxdell Way

Approximate Gross Internal Area  
Ground Floor = 109.0 sq m / 1,173 sq ft  
First Floor = 73.7 sq m / 793 sq ft  
Total = 182.7 sq m / 1,966 sq ft



**First Floor**  
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## 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.