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SPECIALISTS IN PROPERTY



1 Sussex Close, Chalfont St Giles, Buckinghamshire. HP8 4PP.

£670,000 Freehold

A truly stunning three bedroom extended house which has been extensively refurbished to an extremely high standard by the present owners. The property is beautifully presented throughout with contemporary styling and featuring a superb open plan kitchen/dining/sitting room overlooking the rear garden, with bifold doors and skylight windows providing an abundance of light to the room, the real hub of the home.

The kitchen is fitted with an extensive range of high quality units white gloss units with quartz work surfaces and island unit that includes a state of the art electric hob with integrated extractor and breakfast bar. There is a range of integrated appliances and this section of the property has under floor heating.

Double French doors lead through to the reception room that has a wood burner stove and front aspect window. The entrance hall with fitted storage and the ground floor cloakroom/wc, completes the bright and spacious, ground floor accommodation.

Moving to the first floor, there are three excellent size bedrooms, with fitted wardrobes and the bathroom features a superb modern suite with separate shower, bath, black fittings and under floor heating.

Other special features to mention are, the property is served by a Combi boiler, there is Hive central heating with Hive TRV's to control individual room heating, smart light switches, voice activated with amazon Alexa. and a Monarch resin filter to help prevent limescale.

To the front of the property there is off street parking for two cars on the block paved driveway.

The rear garden has a superb large paved terrace and artificial lawn area with slatted panel fencing, providing a private environment for entertaining and/or children to play.



This property boasts an excellent position for local transport networks, located close to both the M40 and M4 motorways and within easy walking distance to multiple bus routes servicing local towns, Heathrow Airport and points of interest.

From this property Gerrards Cross mainline train station is just a few minutes drive away. From GX station, you are just 30 minutes from the West End and the tube network.

Should you wish to access the tube network directly, Amersham, Little Chalfont and Denham Tube stations are all easily accessible.

With the close proximity to Chalfont St Giles Infant and Junior Schools this location will be most favourable with young families. Couple these benefits with the location close to shops, leisure facilities, the park and children's nursery all within a few minutes walk, this is truly an exceptional home that must be viewed!



**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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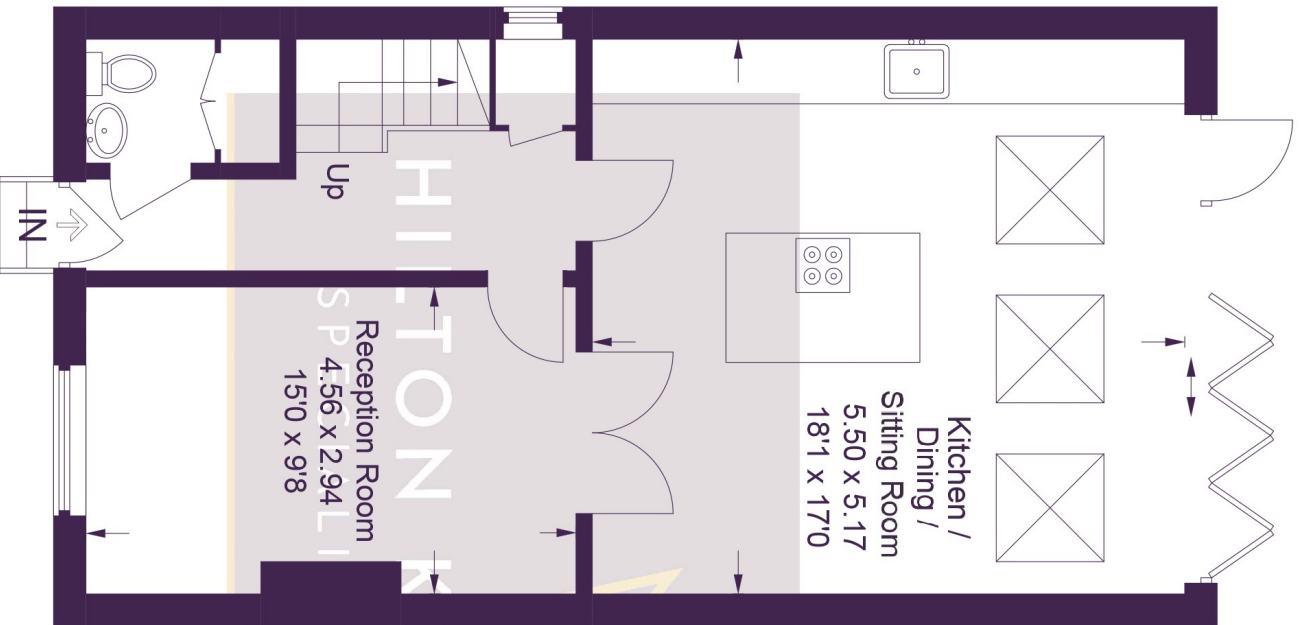
# 1 Sussex Close

Approximate Gross Internal Area

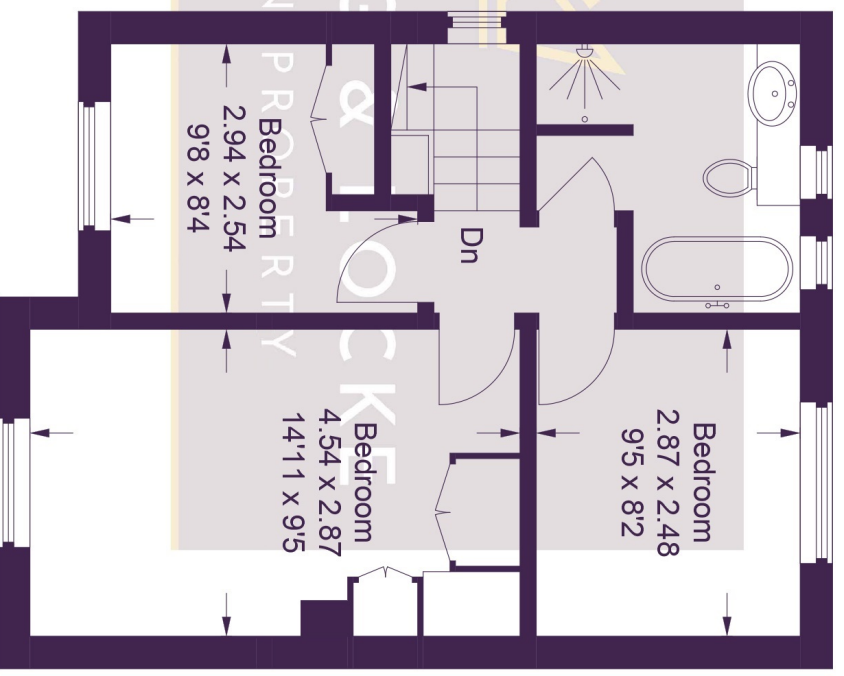
Ground Floor = 53.3 sq m / 574 sq ft

First Floor = 37.3 sq m / 401 sq ft

Total = 90.6 sq m / 975 sq ft



**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.

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