



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



36 Rickmansworth Lane, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 0JS. £725,000 Freehold

Hilton King and Locke are delighted to present this beautiful three-bedroom, semi-detached Victorian character cottage that is situated in a sought-after location within walking distance of Chalfont St Peter village centre, schools and transport links. The property itself is presented in good order throughout and benefits from a large south-east facing, mature and well-maintained garden. The property provides two reception rooms, plus a modern fitted kitchen, utility room and downstairs toilet on the ground floor. There is also the potential to further extend (subject to planning permission).

Moving to the first floor, there is a spacious landing providing access to two bedrooms and the family bathroom. The master bedroom is situated to the front of the property and has an en-suite shower room. Bedroom two overlooks the garden with large windows that open out, framing the picturesque views of the garden.

The spacious third room is on the second floor and has a skylight window, plus doors leading to ample storage space in the eaves.

At the bottom of the garden there is a seating area, a large storage shed and a charming summerhouse both with electricity.



Rickmansworth Lane is a short walk from Chalfont St Peter village centre. A variety of local shopping facilities, M&S Food Hall, Co-Op supermarket, Costa Coffee, doctors surgeries' and local transport links can be found in the village. Chalfont St Peter Infant School, Robertswood School and Chalfonts Community College are all also within walking distance. The property is also within the catchment for grammar schools such as Dr Challoners. Gerrards Cross is situated less than 2 miles from the property and provides a wide range of shopping facilities and mainline station with trains into Marylebone in approximately 22 minutes. Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.



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 (whether in writing or otherwise) 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).

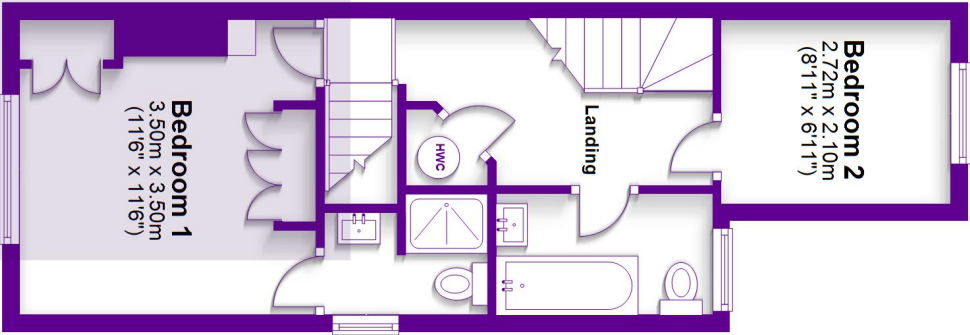
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

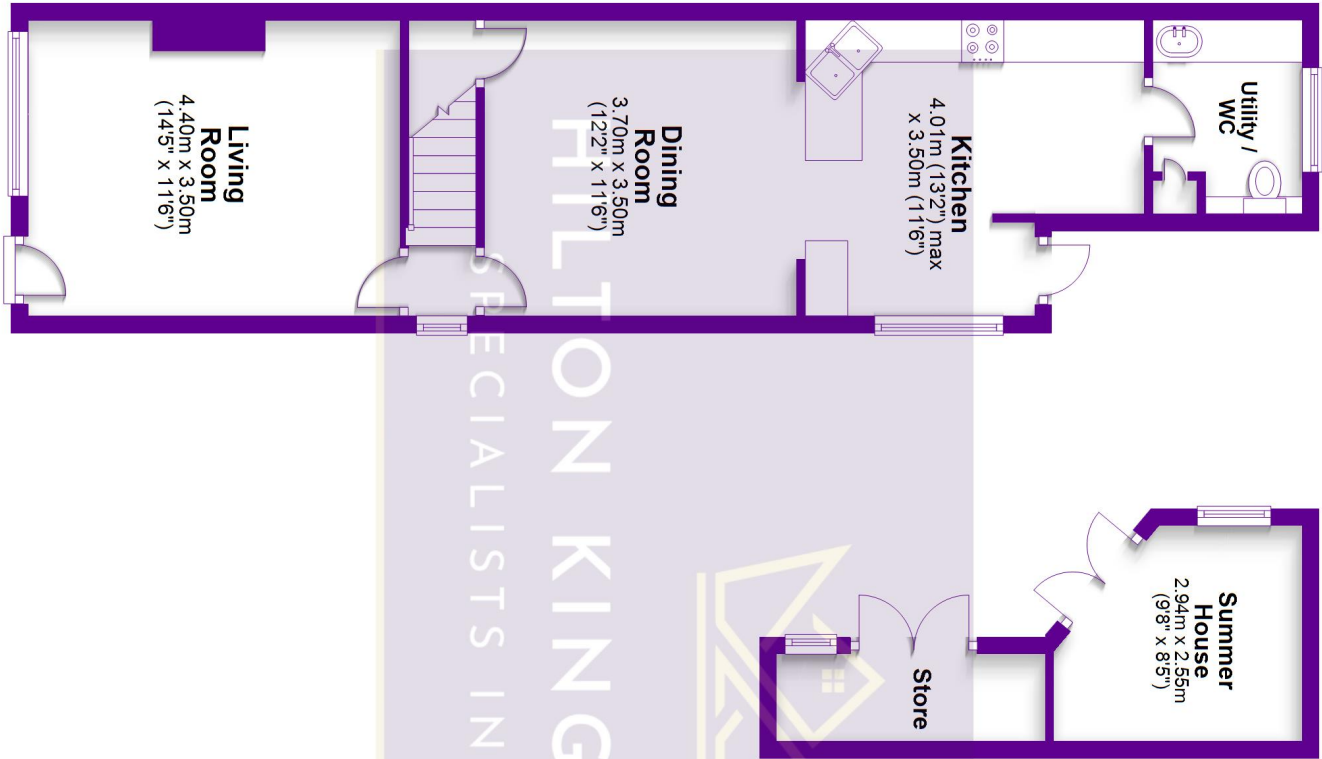
Tel: 01753 480060
csp@hklhome.co.uk

First Floor
Approx. 34.7 sq. metres (373.1 sq. feet)



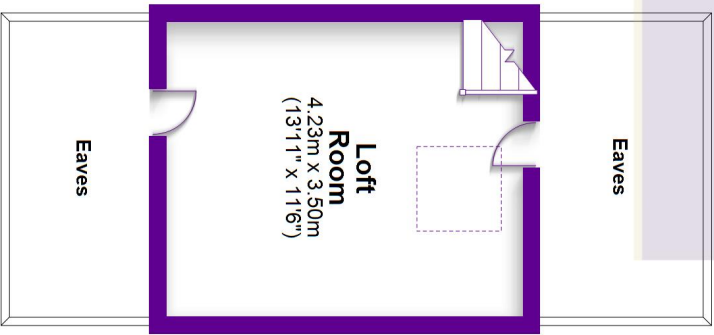
Ground Floor

Approx. 58.9 sq. metres (634.3 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.4 sq. feet)



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)

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