



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



87 Orchard Grove, Chalfont St Peter. SL9 9ET.

£525,000 Freehold

This two-bedroom semi-detached cottage is situated in a highly sought after residential location. The property provides the perfect opportunity for a buyer to put their own stamp on a characterful property offering excellent accommodation. The property features two reception rooms, kitchen, family bathroom and two bedrooms on the first floor. Outside the property there is potential to create off street parking for one car and to the rear there is an excellent size mature garden. There is also scope for extension, since other similar local properties have extended to the rear and into the loft, subject to the usual planning permission.

The living room is situated at the front of the property and provides space for multiple sofas and TV stand with a double-glazed front aspect window and feature fireplace. The separate dining room also has a feature fireplace and double-glazed window to the rear aspect whilst comfortably accommodating a six-seater table. From here a door leads into the kitchen which has a range of base and eye level units, and in turn leads to the three-piece suite bathroom. There is also a side door from the kitchen leading to the rear patio and garden. On the first floor you will find two double bedrooms both with inbuilt storage.

The mature rear garden extends to approximately 60 feet in length and features a variety of flower beds and mature shrubs as well as a large rear patio which is a perfect sun trap for alfresco dining.

Chalfont St Peter Village Centre is less than half a mile



walk away where M&S Food Hall, 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 a 1.5 mile walk 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. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys, plus Chalfont St Peter Infant School, Academy and Community College are all within walking distance. 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  
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060   
csp@hklhome.co.uk

# 87 Orchard Grove, Chalfont St Peter, SL9 9ET



Approximate Gross Internal Area  
Ground Floor = 40.9 sq m / 440 sq ft  
First Floor = 27.7 sq m / 298 sq ft  
Total = 68.6 sq m / 738 sq ft



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.