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48 Royle Close, Chalfont St. Peter. SL9 0BA.

£535,000 Freehold

Hilton King and Locke are delighted to bring to market this three-bedroom semi detached property situated in a quiet residential close, this well-presented home offers bright and well-proportioned accommodation arranged over two floors.

The ground floor comprises a generous living/dining room with ample space for both relaxing and entertaining, with double doors opening directly to the rear garden, a modern fitted kitchen with plenty of storage and surface space as well in built appliances and views to the front. There is also a useful cloakroom and internal access to the garage. Subject to the usual consents, the garage offers excellent potential to be converted into an additional reception room, home office, or playroom.

Upstairs, there are two large double bedrooms both with built in storage, as well as a good size third room which would be ideal as an office/nursery. The separate WC and bathroom completes the first floor.

Externally, the property features off-street parking to the front and a low-maintenance courtyard garden to the rear, providing a private outdoor space ideal for seating or al fresco dining.



The property is within a walking distance of CSP village, numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than 2.5 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 (within 4.5 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.



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48, Royle Close, SL9 0BA

Approximate Gross Internal Area

Ground Floor = 57.1 sq m / 615 sq ft

First Floor = 48.4 sq m / 521 sq ft

Total = 105.5 sq m / 1,136 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.

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