



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



70 Nortoft Road, Chalfont St Peter. SL9 0LD.

£1,100,000 Freehold



Hilton King and Locke are delighted to bring to market this four-bedroom detached house which is situated in a highly sought after residential road on the Chalfont Common side of the village. The property has been extended to provide exceptional family accommodation, particularly on the ground floor, which includes four reception rooms, superb open plan fitted kitchen/dining room overlooking the rear garden, utility room and spacious hallway. On the first floor the master bedroom has an ensuite shower room, plus there are three further excellent size bedrooms and family bathroom. To the front of the property there is off street parking for four cars and access to the double garage.

Upon entering the property there is a spacious bright hallway with wood flooring and a door leading to the ground floor cloakroom. The living room has a large front aspect double glazed window, feature limestone fireplace and french doors leading through to the sitting room which also has french doors leading out to the rear garden. The superb fitted kitchen/breakfast room has an extensive range of high quality gloss units including a breakfast bar with additional seating, built in appliances such as a Bosch dishwasher and washing machine as well as a Harvey's water softener and overlooks the rear garden. The open plan dining room which has a rear aspect window, skylight window and french doors affording an abundance of light to the hub of the home. A door from the kitchen leads through to the utility room which has fitted units and door to the side of the property, plus a further door leading into the study. Here you will find lots of space for a worksation, side aspect double glazed window, fitted storage cupboards and a door leading into the double garage which has twin, motorised, up and over doors.

Moving to the first floor there is a spacious landing with side aspect double glazed window. The master bedroom enjoys a rear aspect view of the garden and has a wall of fitted wardrobes and ensuite shower room. Three further excellent size bedrooms plus modern family bathroom completes the first floor accommodation.

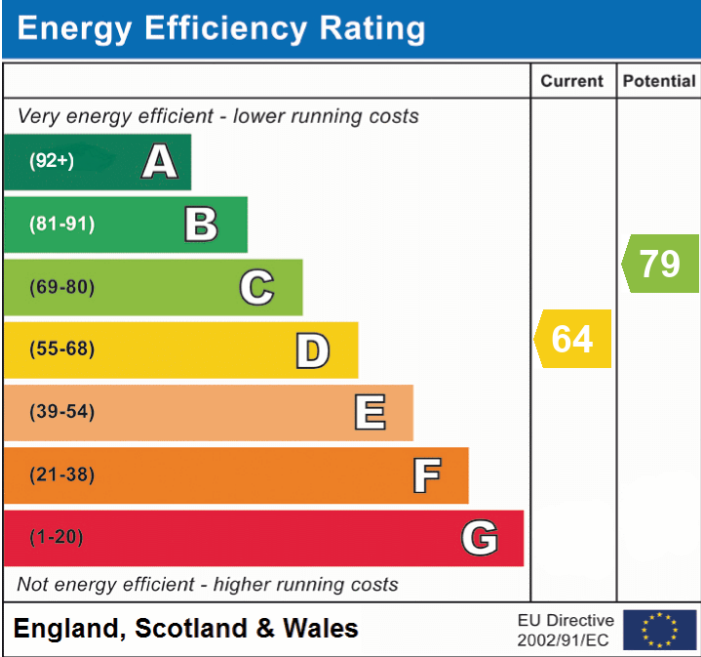




To the front of the property there is off street parking for numerous vehicles on the block paved driveway and EV charging point, plus a variety of mature shrubs and trees to front boundary. The rear garden enjoys a private and peaceful setting, mainly laid to lawn with paved patio area, mature shrubs and flower borders.

The property is within a short stroll of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 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. 5.5 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




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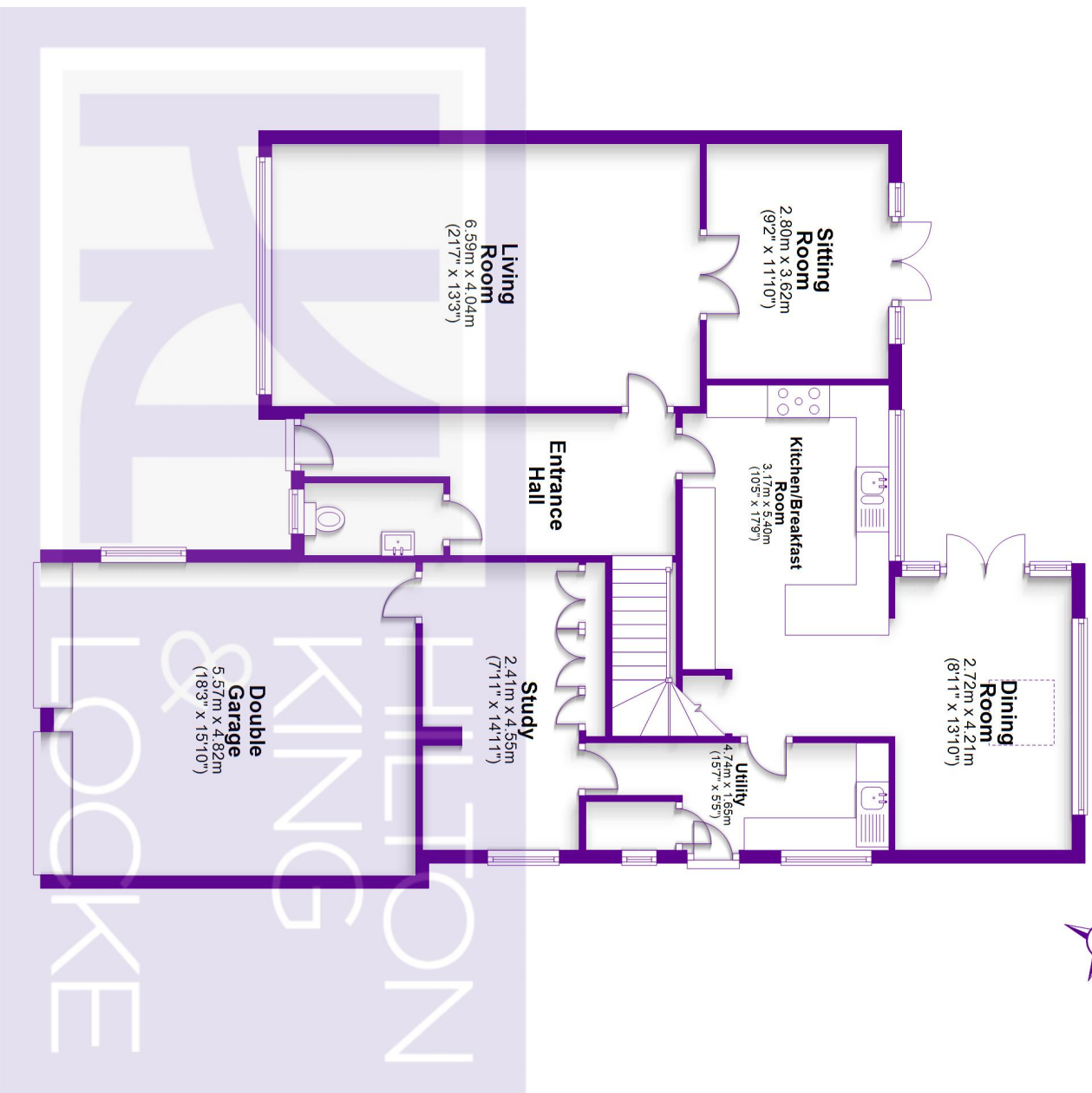
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



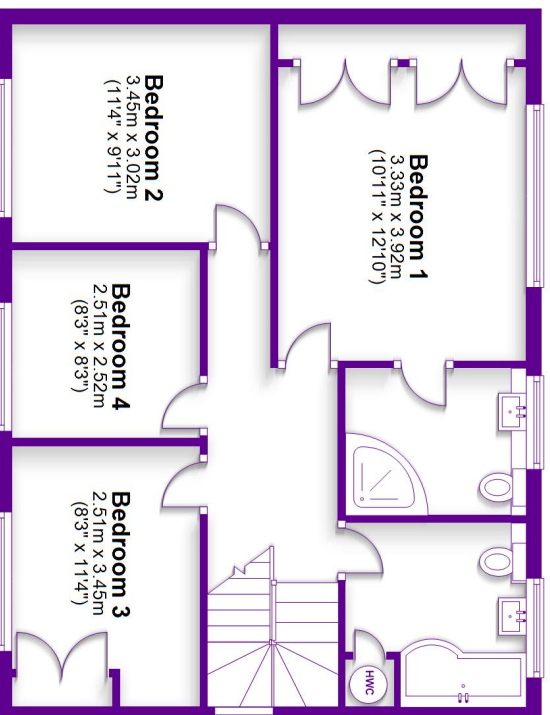
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Ground Floor



First Floor



Total area: approx. 194.3 sq. metres (2091.0 sq. feet)

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings but excl car ports.

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