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21 Kings Close, Chalfont St Giles, Buckinghamshire. HP8 4HW.

£763,000 Freehold

This beautiful three bedroom detached bungalow is situated in a highly sought after and peaceful cul-de-sac. The property is extremely well presented throughout and offers bright, spacious accommodation. To the front of the property there is off street for several cars on the blocked paved driveway and to the rear, the garden is private and mainly laid to lawn with excellent size patio area and flower beds. An appointment to view this property is highly recommended!

Upon entering the property, there is an immediate feeling of space due to the bright spacious entrance hall. The sitting room has a feature fireplace and front aspect window. The kitchen which is fitted with an extensive range of modern gloss fitted units at base and eye level, overlooks the rear garden and has a door leading outside, an opening also leads through to the dining area with french doors leading outside, plus another door leading through to the utility room.

All three bedrooms are of an excellent size, two with fitted wardrobes. Bedrooms one and three overlook the rear of the property and bedroom two has a front aspect. The extended modern bathroom with separate bath and shower, completes the accommodation on offer.

The front block paved driveway provides off street parking for numerous cars, plus access to the garage. The private rear garden is mainly laid to lawn with flower and shrub beds, and has an excellent size patio area.

Kings Close is a quiet cul-de-sac off Kings Road in one of the most sought after areas of Chalfont St Giles. The Village centre is approximately 0.6 miles walk away and provides a



variety of shops, ranging from essential shopping to coffee shops and independent boutiques.

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

From this property Seer Green mainline station and Gerrards Cross mainline train station are both approximately 3.5 miles away. From either station, you are just 30 minutes from the West End and the tube network. Should you wish to access the tube network directly, Chalfont and Latimer Tube station is also only 3 miles away.

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 Chalfont St. Peter and 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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Total Approx Area: 1364 SQ FT (126.7 SQ M)

