



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



20 Hill Farm Road, Chalfont St Peter. SL9 0DE.

£575,000

Hilton King and Locke are delighted to bring to the market this three-bedroom semi-detached house within walking distance of Chalfont St Peter Village centre. The property is presented in fantastic condition throughout and offers spacious, bright accommodation arranged over two floors including kitchen/dining room, large bright reception room, utility, and downstairs WC. This property also benefits from a spacious garden and off-street parking for multiple vehicles.

The front door leads into the porch/utility entrance which provides a very helpful space to kick off muddy boots. From there you walk through to the large kitchen diner which has been modernised and features plenty of work surface space along with a dishwasher, double oven, fridge freezer, hob, and extractor. With units at both base and eye level there is ample storage as well as comfortable room for a six-seater dining table. The living room is a large bright space which allows space for multiple sofas and units, TV stand which is centred around the feature fireplace. There are modern bifolding doors across the back wall as well as a stable door which allows floods of natural light into the room. Back towards the front door the utility room has just been completely refurbished with a downstairs WC added. There is also side access from here.

Moving to the first floor via the stairs in the entrance hall, there is a central landing providing access to all three bedrooms and family bathroom. Bedroom one is a large double bedroom with freestanding wardrobes. Bedroom two is also a good size double benefiting from views to the rear. Bedroom three is the box room, however, comfortably a single bed, or desk for an office workspace. The family bathroom is a three-piece bath suite with additional



shower.

The split-level garden has been landscaped to optimise the space and is comprised of a large patio accessible via all rear double doors leading from the living room which also runs down the side of the property. There is a well-kept, good size lawn leading down from the patio stairs. This property has fantastic potential to extend to the side (STPP).

Hill Farm Road is convenient for access to local amenities and transport links. Gerrards Cross is just over 1.5 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also 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

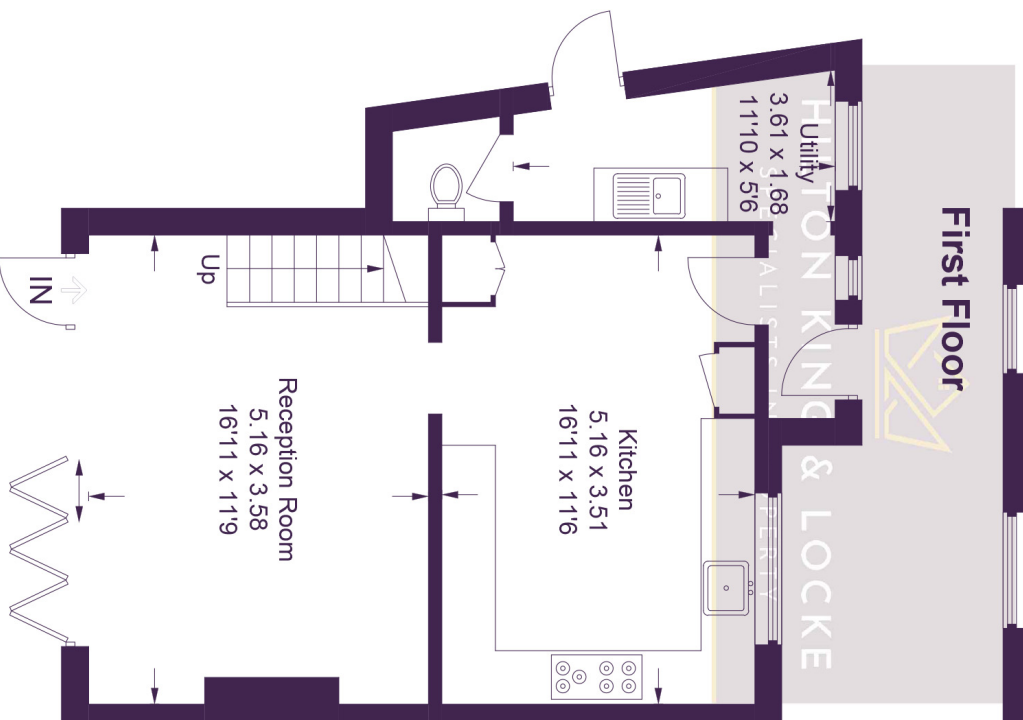
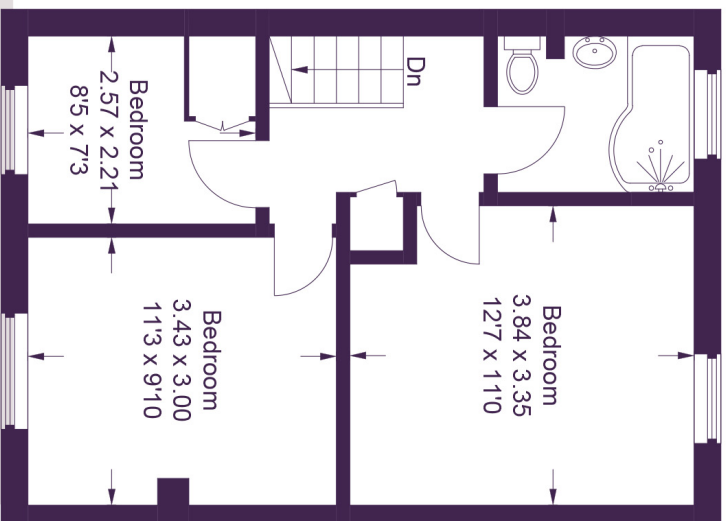
20 Hill Farm Road

Approximate Gross Internal Area

Ground Floor = 49.3 sq m / 531 sq ft

First Floor = 39.1 sq m / 421 sq ft

Total = 88.4 sq m / 952 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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke