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12 Layters Avenue, Chalfont St Peter. SL9 9HP.

£1,125,000 Freehold

Hilton King and Locke are proud to bring to market this immaculately presented three/four bed detached home, just minutes' walk from Gold Hill Common and the local amenities of Chalfont St Peter. This property has been thoughtfully extended and designed to provide fantastic modern family accommodation whilst also providing a charming rustic feel. This property has fantastic potential to extend STPP.

As you enter through the front door you step into the spacious entrance hall which provides direct access to the utility and through to the open plan hub of the property. The open plan living and family room is a fantastic space which allows for multiple sofas and units as well as a large six-seater dining table. There is also a log burner which cleverly separates the kitchen and living space whilst providing heat to both rooms. The modern kitchen provides plenty of surface space and storage with units at both base and eye level and has space for a six-ring double oven, dishwasher, fridge, and freezer. The extended separate living room offers further seating and double doors onto the rear garden as well as a large log burner situated in the fireplace creating a more snug family room. The utility room provides space for the washer and dryer as well as another sink and additional storage. The downstairs WC is a modern three-piece shower suite. The ground floor is underfloor heated throughout.

Moving to the first floor the stairs by then entrance hall lead you to a central landing space providing access to all three bedrooms and family bathroom. Bedroom one is a large double room allowing space for storage units and access to the ensuite shower room whilst benefitting from dual aspect windows with views onto the rear garden. Both bedrooms two and three can comfortably fit double beds and benefit from ample space for storage. The bathroom is a modern three-piece suite and completes the first floor.

To the front of the property there is off street parking for multiple cars and to the rear, the garden has been designed and landscaped to



maximise the space. The garden features a large patio which is directly accessible from the bi folding doors off the open plan living and dining space as well as double doors from the separate living room. The large laid to lawn area then stretches down to the rear patio which is an entertainer's dream. There is built in seating surrounding a fire pit, a large fitted bar with beer pump and twin taps installed and storage space, space for an eight-seater outside dining table as well as a cinema room and office/annexe space with shower room ensuite. There is side access along the left-hand side of the property.

Layers Avenue is extremely convenient for access to local amenities and transport links. Gerrards Cross is 1 mile 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.



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12 Layers Avenue

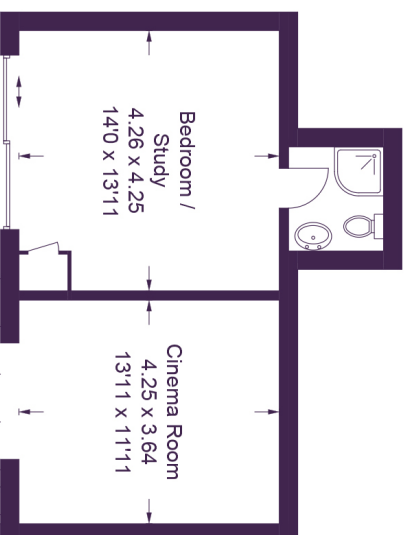
Approximate Gross Internal Area

Ground Floor = 95.7 sq m / 1,030 sq ft

First Floor = 64.2 sq m / 691 sq ft

Outbuilding = 37.5 sq m / 404 sq ft

Total = 197.4 sq m / 2,125 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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