



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Lower Road, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9AS.

£875,000 Freehold

Hilton King and Locke are delighted to bring to market this delightful three double bedroom detached property set just minutes from the heart of Chalfont St Peter, providing easy access to the village and local shops.

The property offers spacious living accommodation arranged over two floors, with huge potential for development subject to the usual planning consent.

As you enter the property through the front door you are greeted by the entrance hall. To the right you will find the full-length reception room which allows plenty of space for multiple sofas/units centred around the original fireplace. There are also French doors allowing access directly onto the rear patio. The living room then leads you through to the kitchen and utility. The kitchen features plenty of surface space, oven, fridge freezer, hob, extractor, and space for a washing machine with views onto the garden. With units at both base and eye level there is ample storage space. Moving back to the entrance hall and heading to the left you enter the bright dining room which can comfortably fit a six-seater table as well as additional units, there is also a door from the dining room through to the kitchen as well. The downstairs WC is accessible from the outside of the property and completes the downstairs.

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 stretching the length of the property. Bedroom two is also a comfortable double situated at the front of the property with the benefit of built in storage. Bedroom three is a smaller double at the rear of the property with views into the garden. All bedrooms share the use of the family bathroom which is a three-piece suite.

The 200ft garden is a fantastic space with a large patio accessible via French doors from the living room and a door from the



kitchen. The patios spans the width of the house and is a great spot for catching the sun or al fresco dining. The mature garden is mainly laid to lawn and opens up to double the width at the bottom creating a fantastic space for further seating or for children to play. To the side of the property there is a shared driveway leading to a large garage.

The property is situated in one of only a few locations that is within a 0.5 mile level walk of Chalfont St Peter Village Centre, where M&S Food Hall, Co Op, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40, M25 and M4 motorways are easily accessible. Gerrards Cross main-line train station is a fraction over 1.0 mile 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, Amersham and Chalfont & Latimer 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, plus Beaconsfield High School for Girls. 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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# 83 Lower Road

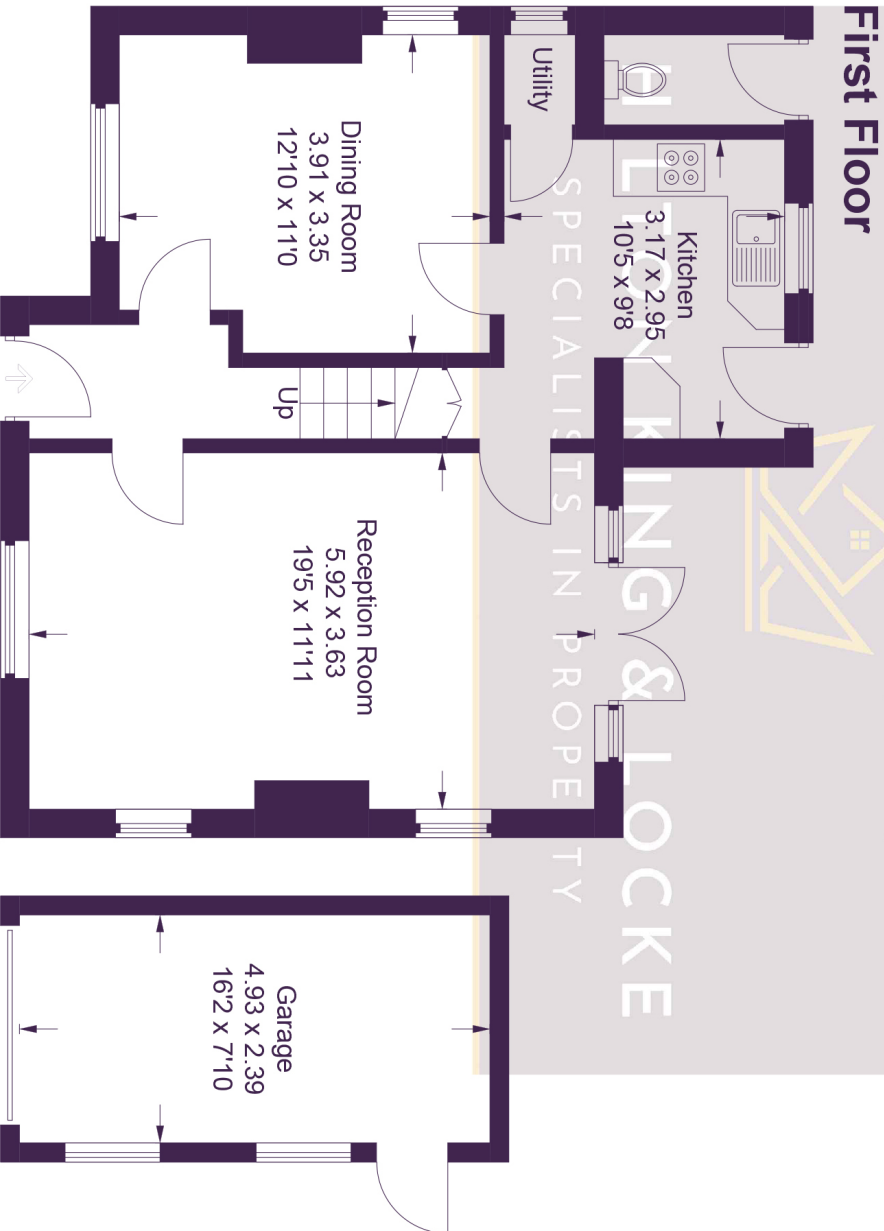
Approximate Gross Internal Area

Ground Floor = 54.7 sq m / 589 sq ft

First Floor = 48.8 sq m / 525 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 115.4 sq m / 1,242 sq ft



(Not Shown In Actual Location / Orientation)

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.