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SPECIALISTS IN PROPERTY



31 Criss Grove, Chalfont St Peter. SL9 9HQ.

£800,000 Freehold

Hilton King & Locke are delighted to bring to market this three/four bedroom, extended semi-detached property. The property is situated just minutes away from Chalfont St Peter village and is tucked away on the Gold Hill Common side of the village. This property offers fantastic family living space as well as large driveway providing plenty of parking for multiple cars. There is also fantastic potential to further extend subject to the usual PP.

Entering the property via the front door and through the extended porch leads you into the entrance hall which provides direct access to the living room family room and access to the additional extended left side of the property. The living room is a great family room with space for multiple sofas and units as well as custom fit shelving all centred around the feature fireplace. The utility is connected to the kitchen and offers further surface space and storage as well as an additional sink, fridge freezer and space for the washer and dryer. Moving through to the kitchen/dining room you will find a large, fitted kitchen with ample surface space and storage as well built in dishwasher, double oven, fridge freezer and breakfast bar. The dining area comfortably fits a six-seater table and has sliding doors that open directly onto the rear patio. The family seating area of the open plan rear currently situates a few sofas. Moving back to the entrance and entering the left hand side of the property (which was built to offer separate living accommodation) you will find an additional bedroom, wetroom, living space, conservatory and sun room at the rear providing an option to be opened up into the floorplan of the main property or to continue to be used as a multi-generational living quarters/annexe. The conservatory and sunroom also provide access to the rear garden. The toilet has been removed from the under stair storage however all connections are still there but have been capped.

Moving to the first floor, the stairs lead to a central landing providing access to all three bedrooms and family bathroom. Bedrooms one and two are large double rooms with the master room benefitting from built in storage with a large bay window allowing in plenty of natural light. Bedroom four is a single room which can comfortably fit a single



bed or can be used as an office/study. The family bathroom and separate WC completes the first floor.

The fantastic size garden has been well maintained and landscaped and includes a large patio seating area which is accessible via doors off the back of the dining area, conservatory and garden room and provides plenty of space for table and chairs, perfect for al fresco dining. The rest of the garden is laid to lawn and is complimented by mature flow beds and shrubbery. There are raised planters as well as a potting shed as the end.

Criss Grove is convenient for access to local amenities and transport links. Gerrards Cross is less than 1.0 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. Gayhurst School, Maltmans Green School, Robertswood 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).

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31 Criss Grove

Approximate Gross Internal Area

Ground Floor = 114.9 sq m / 1,237 sq ft

First Floor = 43.6 sq m / 469 sq ft

Garden Room / Office = 15.9 sq m / 171 sq ft

Total = 174.4 sq m / 1,877 sq ft



Ground Floor

First Floor

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.