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50 Monument Lane, Chalfont St Peter. SL9 0HX.

£1,265,000 Freehold

SOLD WITH NO ONWARD CHAIN This beautifully refurbished and generously proportioned four double bedroom home offers stylish, modern living ideal for families. Finished to a high standard throughout, the property features a contemporary open-plan kitchen/breakfast/dining room, modern bathrooms, and well-balanced living accommodation across two floors.

The ground floor comprises a spacious living room, a large open-plan kitchen/dining area ideal for entertaining, a separate study/home office, utility room, and a guest WC. Upstairs, there are four well-sized double bedrooms and a modern family bathroom and en-suite bathroom of the master bedroom.

Situated in a highly sought-after location, this impressive home combines space, style, and future potential to grow (STPP), making it an excellent choice for growing families or those seeking a turnkey property.

The large rear garden is tastefully landscaped and is accessible via bifolding doors off the open plan family room. These doors lead you onto a large patio which spans the width of the property, and which allows for plenty of space for outside furniture and al fresco dining. There is a mature border of specifically selected plants/bushes that frame the garden beautifully in full bloom. There is side access at both sides of the property while the front provides off-street



parking for multiple vehicles.

Monument Lane is convenient for access to local amenities and transport links. Gerrards Cross is less than 2.0 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).

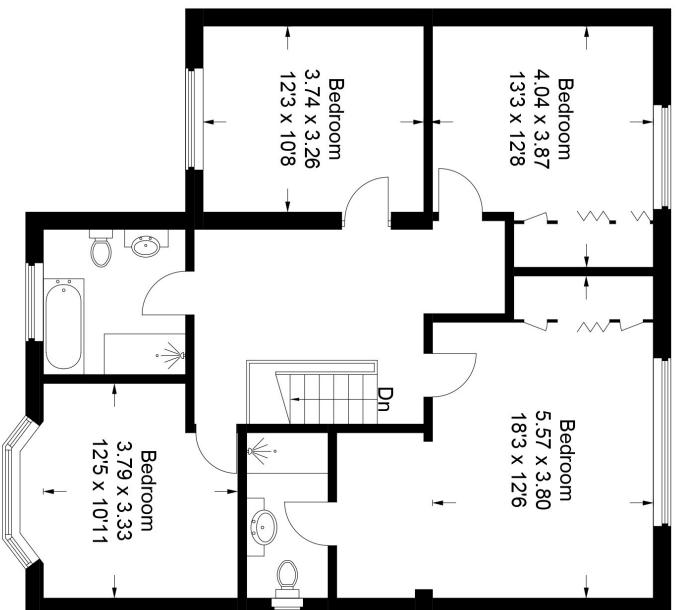
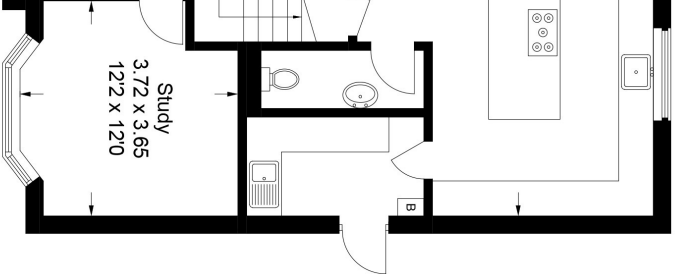
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Approximate Gross Internal Area
Ground Floor = 113.8 sq m / 1,225 sq ft
First Floor = 94.6 sq m / 1,018 sq ft
Total = 208.4 sq m / 2,243 sq ft



First Floor

guidance only. Not drawn to scale unless stated. Windows and door openings every care is taken in the preparation of this plan, please check all dimensions, compass bearings before making any decisions reliant upon them.