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18 Orchard Grove, Chalfont St Peter, Buckinghamshire. SL9 9EY.

£735,000 Freehold

This stunning three bedroom semi detached cottage is situated in a highly sought after residential road within walking distance of Chalfont St Peter Village centre, Gold Hill Common, local schools and amenities. The property is presented in excellent decorative order throughout and offers deceptively spacious accommodation including a superb outbuilding providing the potential use as a home office, gym and/or hobby/playroom.

There are two reception rooms, extended fitted kitchen/family room, three excellent size bedrooms plus a loft room and ground floor shower room plus first floor bathroom. Outside there is a private rear garden and a viewing is highly recommended.

There is a mosaic tiled pathway leading to the front door of this cottage and on entering the property the hallway features a skylight window providing an abundance of light and there is a door leading to the ground floor, modern shower room. A door on the right leads into the living room which has a bay window and fitted shutters overlooking the front of the property, feature fireplace and beautiful wood floor which in fact flows throughout the majority of the ground and first floor of this property. The dining room has double glazed doors leading out to the garden and an opening leading into the fitted kitchen which has a range of modern fitted units, tiled floor and an extended section providing an excellent size family room with rear aspect window and door leading out to the garden.

Moving to the first floor the landing is particular spacious and actually provides plenty space for a study area. Bedroom One is situated to the front of the property and features two front aspect windows. Bedrooms two and three are also of excellent dimensions and overlook the rear of the property. Concealed behind a door on the landing are the stairs that lead to the loft room which provides space for storage and/or a playroom with further storage in the eaves.

To the front of the property the garden is paved over and there is a mature hedge to the boundary.

The rear garden is approximately 60' and laid to lawn with artificial grass, expansive paved patio area and superb outbuilding providing the potential use as a home office, gym and/or hobby/playroom situated at the end of the garden. There is a combination of hedges



and fencing to the boundaries with a Southerly aspect.

Chalfont St Peter Village Centre is less than half a mile walk away where M&S Food Hall, Tesco Express, Costa Coffee and a variety of independent shops and Cafes will be found.

Gold Hill Common and a number of pleasant walks are just a short stroll away. Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately a 1.5 mile walk away and a relatively level walk, 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 Chalfont St Peter Infant School, Academy and Community College are all within walking distance.

The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, 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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18 Orchard Grove

Approximate Gross Internal Area

Ground Floor = 68.9 sq m / 742 sq ft

First Floor = 59.2 sq m / 637 sq ft

Second Floor = 22.4 sq m / 241 sq ft

Outbuilding = 13.7 sq m / 147 sq ft

Total = 164.2 sq m / 1,767 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.