



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



23 Derwent Close, Amersham, Buckinghamshire. HP7 9PG.

£350,000 Leasehold



**\*\*NO ONWARD CHAIN\*\***

Situated in a quiet cul-de-sac sought after location, a fantastic two-double bedroom ground floor maisonette with allocated parking, communal gardens and a share of the freehold.

This property is both bright and spacious throughout and has been refurbished to an excellent standard with newly fully fitted bathroom and kitchen suites.

Bedrooms one and two both accommodate a double bed, a suite of triple wardrobes with ample space to move around.

There is a good size lounge with a view of the rear gardens, housing sofa/dining furniture with available space for a coffee table/tv system.

The property has good flooring throughout with newly fitted slim radiators/temperature control systems, including the bathroom area.

In addition, there is a new certified electrical consumer unit, new electrical goods in the kitchen area and FENSA window certificate are also available.

Situated within a community environment, a 10 minute stroll takes you into the village high street, where you can find local shops, pubs, restaurants and bakeries.

Chalfont & Latimer Underground & Overground station is located in the village centre with accessible transport links to M40 London/Birmingham, Buckinghamshire & Chilterns.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys.







**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.

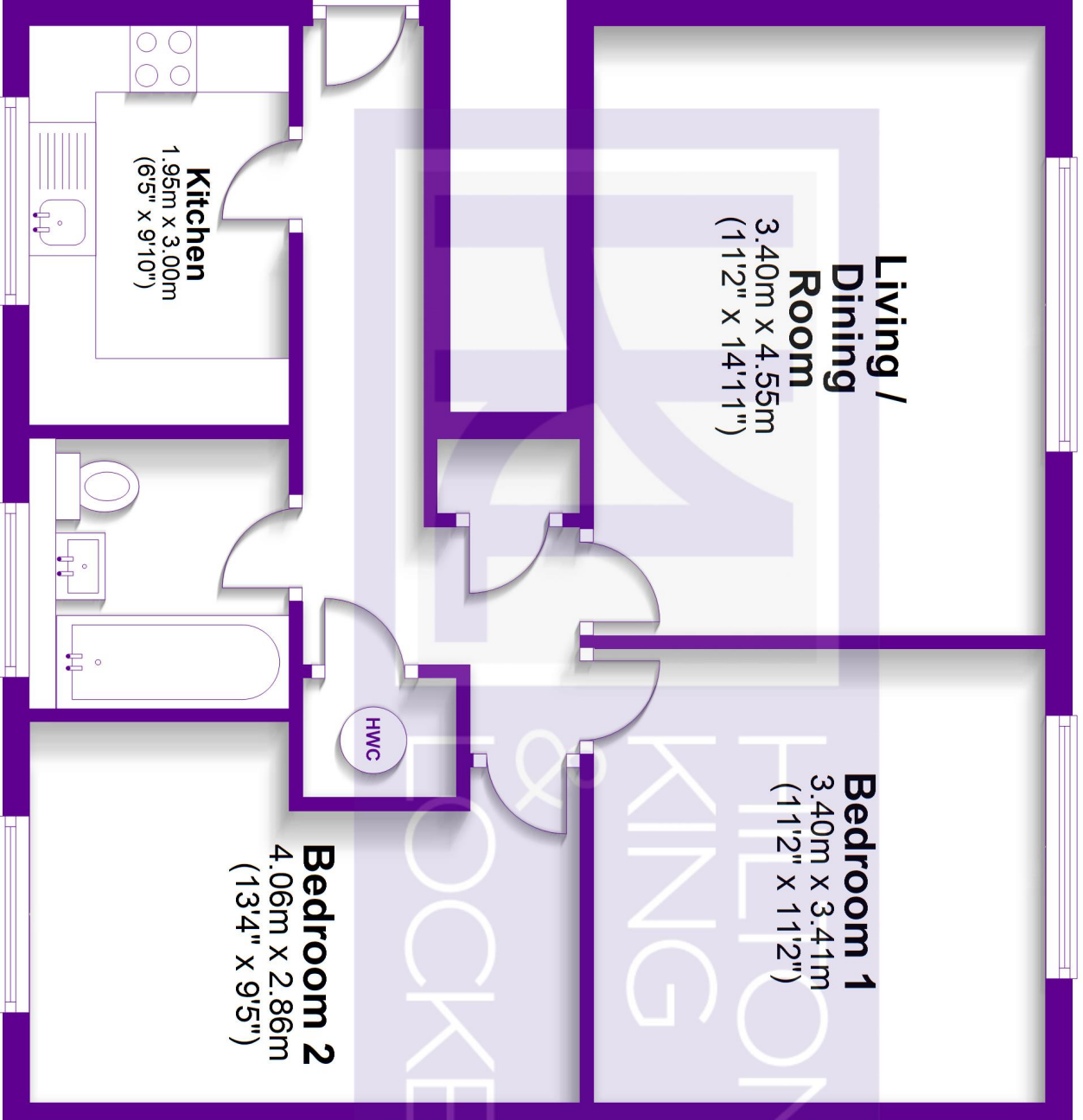
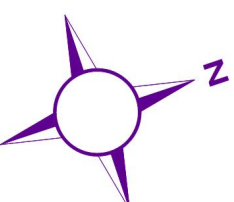


20 Market Place  
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

## Ground Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



**Total area: approx. 57.5 sq. metres (619.2 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings

© My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.