



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



113 Orchard Grove, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9ET.

£685,000 Freehold

This three-bedroom semi-detached Cottage has been tastefully extended and modernised throughout providing fantastic open plan living space as well as a separate lounge. The property has two double bedrooms and a box room as well as separate annexe in the ever popular road, Orchard Grove.

The entrance to the property is via the side of the house and upon entering there is a small entrance hall leading through to the large, bright open plan kitchen diner. The fitted kitchen includes a range of gloss fitted units at both base and eye level giving plenty of worksurface space and storage. There is also a breakfast bar and further room to comfortably fit a six-seater table. Bifolding doors to the rear garden provide an abundance of light to the room. A door then leads through to a separate lounge which provides space for a sofa and multiple units, centred around a feature fireplace. This room also benefits from a large bay window allowing plenty of natural light.

Moving to the first floor via stairs in the entrance hall you will find the master bedroom which is a comfortable double room with built in storage and views to the front of the property. The second room is also a double room and has a rear-view aspect. The third room also benefits from built in storage and would be idea and a nursery/office space if required. The family bathroom is a modern three piece suite and completes the upstairs.



To the front of the property, the garden is mainly laid to lawn with a pathway leading to the front door. The rear garden is laid to lawn with a large patio directly accessible via the bifolding doors at the rear of the property allowing ample space for outdoor furniture . The garage has been converted into an annexe with separate shower room and storage. There is potential to add kitchen units in as well. However, the rear door can be opened back up allowing ear access to Nicol Road.



Gerrards Cross is situated approximately 1.8 miles from the property and provides a wider range of shopping facilities and mainline station with trains into 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.



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. 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).

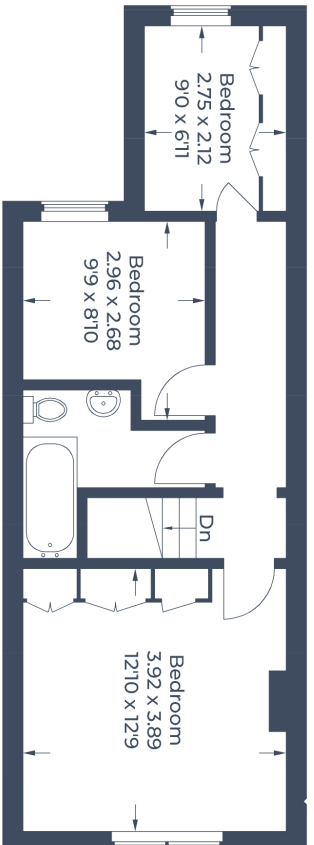
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

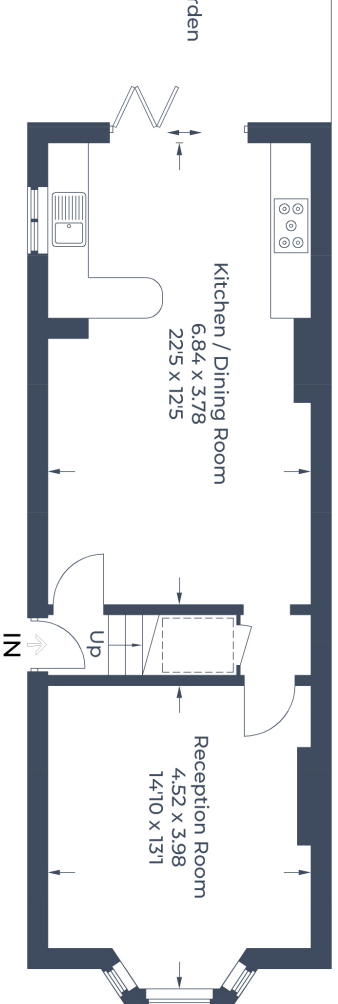
Tel: 01753 480060
csp@hklhome.co.uk

Approximate Gross Internal Area
Ground Floor = 48.0 sq m / 517 sq ft
First Floor = 41.4 sq m / 446 sq ft
Annex = 20.3 sq m / 218 sq ft
Total = 109.7 sq m / 1,181 sq ft



First Floor

Room below 1.5m / 5'0



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
Property Marketing Produced for Hilton King & Locke - CSP