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SPECIALISTS IN PROPERTY



24 Kings Close, Chalfont St Giles. HP8 4HW.

£880,000 Freehold



**Hilton King and Locke are delighted to bring to market this impressive and spacious four-bedroom family home located in a quiet cul-de-sac in the highly sought-after HP8 postcode. This beautifully presented property boasts a modern interior throughout and has been extended into the loft, offering versatile living space across two floors with a total internal area of approximately 2,214 sq ft including storage.**

The ground floor features a bright and spacious open-plan kitchen/dining/living room measuring over 23ft in length, a large secondary living room with fireplace, two generous double bedrooms (one of which could be used as a study or additional reception room), utility room with direct access to the double garage and a stylish family bathroom.

The primary bedroom on the ground floor, as well as a three-piece ensuite, offers direct access to the garden via French doors, while the living room benefits from expansive bi-folding doors that open onto a large rear patio—perfect for outdoor entertaining and family gatherings. Beyond the patio, the rest of the garden is laid to lawn, providing a secure and spacious area for children or pets.

Upstairs, the loft has been converted to provide two further double bedrooms with ample built-in storage, plus a modern shower room. Eaves storage on both sides offers excellent additional space.

Externally, the property benefits from a double garage (over 300 sq ft), off-street parking for multiple vehicles, and the well-maintained rear garden.

Located within walking distance of local shops and amenities, the property is also in the catchment area for several well-regarded schools, including those serving the HP8 4HW postcode.

Key Features:





Four-bedroom extended home

Modern interiors throughout

Open-plan kitchen/dining room

Two bathrooms

Loft conversion with eaves storage

Large rear patio accessible from master bedroom and living room

Double garage and off-street parking

Close to local amenities and high-performing schools

Quiet cul-de-sac location




#### 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  
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060   
csp@hklhome.co.uk

# 24 Kings Close

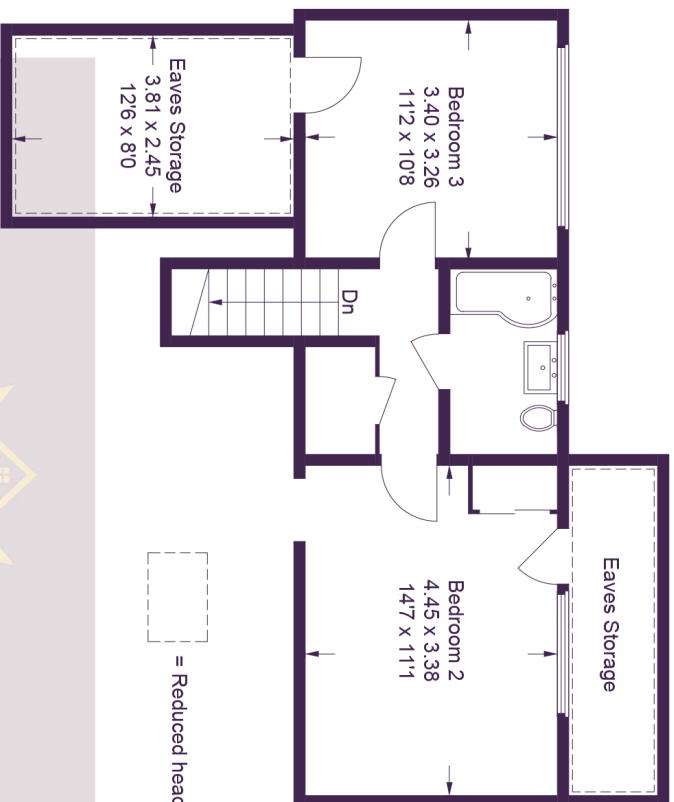
Approximate Gross Internal Area

Ground Floor = 124.4 sq m / 1339 sq ft

First Floor = 52.8 sq m / 568 sq ft

Garage = 28.5 sq m / 307 sq ft

Total = 205.7 sq m / 2214 sq ft  
(Including Eaves / Storage)



= Reduced headroom below 1.5m / 5'0"

## First Floor



## Ground 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.