



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Salix, Woodside Close, Chalfont St Peter, Buckinghamshire. SL9 9TA.

OIEO £1,000,000 Freehold

Hilton King and Locke are delighted to bring to market this delightful three/four double bedroom detached property offered in good condition throughout.

Set in the heart of Chalfont St Peter, tucked away in a private close, providing easy access to the village and local shops.

The property offers spacious living accommodation arranged over two floors, with huge potential for development subject to the usual planning consent.

As you enter the property through the front door you are greeted by the entrance hall. To the right you will find the downstairs cloakroom, with large storage cupboard.

To the left of the hallway, you will find the living room which features large windows giving the property a light and airy feel. Original parquet flooring runs through into the dining room, which again benefits from a large side aspect window and offers the potential to create a fourth bedroom.

To the rear of the property there is a fully fitted kitchen with extensive range of base and eye level units, integrated appliances, and access to the boiler room, which could double up as a utility room, and provides access to the grounds.

The snug is an added extra to the ground floor accommodation and provides a lovely quiet space to relax and enjoy the views of the gardens to the side of the property.

The three bedrooms are arranged over two floors and each bedroom has ensuite facilities.

The master Bedroom is situated on the first floor and benefits from a dressing room with ample storage and a lovely modern ensuite. The large side aspect window again allows light to flood the room.

The spacious second bedroom is situated on the first floor and has ensuite shower room, with bedroom three on the ground floor, another good-sized double with ensuite and fitted wardrobes.



Outside, the mature gardens surround the property offering pockets of tranquil space and parking for multiple cars. There is also a large double garage, fully fitted office spaces and additional storage areas, all of which could be converted to additional living accommodation subject to required planning.

The property is situated in one of only a few locations that is within a 0.5 mile level walk of Chalfont St Peter Village Centre, where M&S Food Hall, Co Op, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40, M25 and M4 motorways are easily accessible. Gerrards Cross main-line train station is a fraction over 1.0 mile away, 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 Beaconsfield High School for Girls. The area is 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

Early viewing recommended.



#### 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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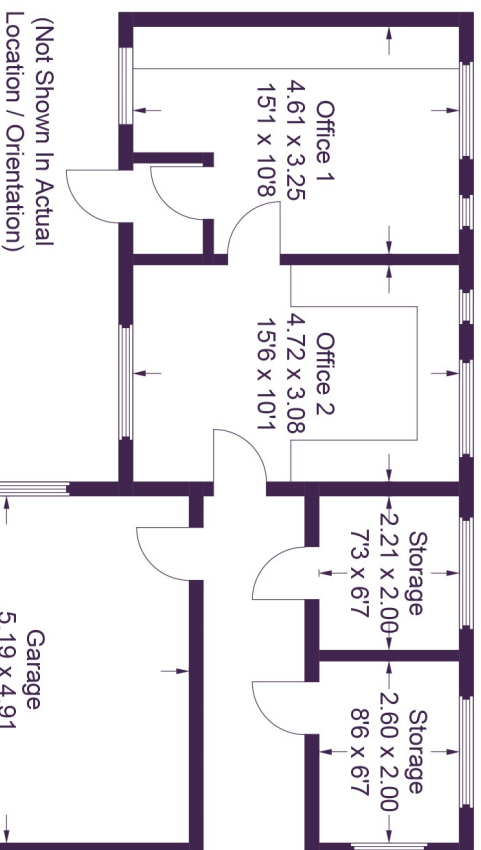
# Salix

Approximate Gross Internal Area  
Ground Floor = 97.5 sq m / 1,049 sq ft

First Floor = 91.5 sq m / 985 sq ft (Including Eaves)

Outbuildings = 69.9 sq m / 752 sq ft

Total = 258.9 sq m / 2,786 sq ft



 = Reduced headroom below 1.5m / 5'0



## Ground Floor

## First 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.