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71 Joiners Lane, Chalfont St Peter. SL9 0AX.

£1,250,000 Freehold

Hilton King and Locke are delighted to bring to the market this immaculate four bedroom detached home situated within easy walking distance of Chalfont St Peter high street. This property, at just under 2,300sqft of accommodation offers fantastic space including, living room, dining room, conservatory, modern kitchen, four double bedrooms, beautifully maintained private garden, off street parking on the sizeable driveway for multiple cars and large garage. This property has plenty of potential for extension subject to your usual planning consents.

You enter the property via the porch and into a bright entrance hall which provides access to the living room and the dining room. The living room is a fantastic space which benefits from a large bay window at the front and sliding doors to the rear which allows for an abundance of natural light to flood into the room. The room provides enough space for multiple sofas, units and tv stand and is centred around the feature fireplace. The dining room comfortably fits a six-seater table and also has doors leading through to the conservatory. The conservatory is a large bright space with double doors overlooking the garden and provides fantastic space for seating and a coffee table. The modern, fully fitted kitchen is situated at the rear of the property and looks out on the garden and comes with an array of integrated appliances including, double oven, fridge freezer, dishwasher, and gas hob with overhead extractor hood. With units at both base and eye level there is ample surface space and storage as well as a kitchen island with inbuilt sockets and further seating. There is a separate utility room which provides space for the washing machine and dryer as well as additional sink and plenty of storage. There is also access to the double garage from inside as well as the external door. The downstairs WC and wash basin completes the ground floor.

Moving to the first floor via stairs in the entrance hall you are brought to a bright central landing which provides access to all bedrooms and family bathroom. Bedroom 1 is a large double room with en suite shower room. Bedroom 2 is also a large



double bedroom with built in storage. Bedrooms 3 and 4 are both good size double rooms and also benefit from built in storage. The family bathroom is a large four-piece suite.

To the side of the property there is side access through the gate to the rear garden comprising a large side patio area and garden shed for storage. To the rear of the property is the mature and secluded garden which is immaculately presented, mainly laid to lawn with a substantially sized patio area for entertaining and al fresco dining which is directly accessed via rear double doors. A further shed is tucked away behind a hedge at the rear of the garden.

In addition, the property is serviced by a wired and professionally maintained alarm system plus outside security lighting and cameras.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 2.0 miles 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.

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.



**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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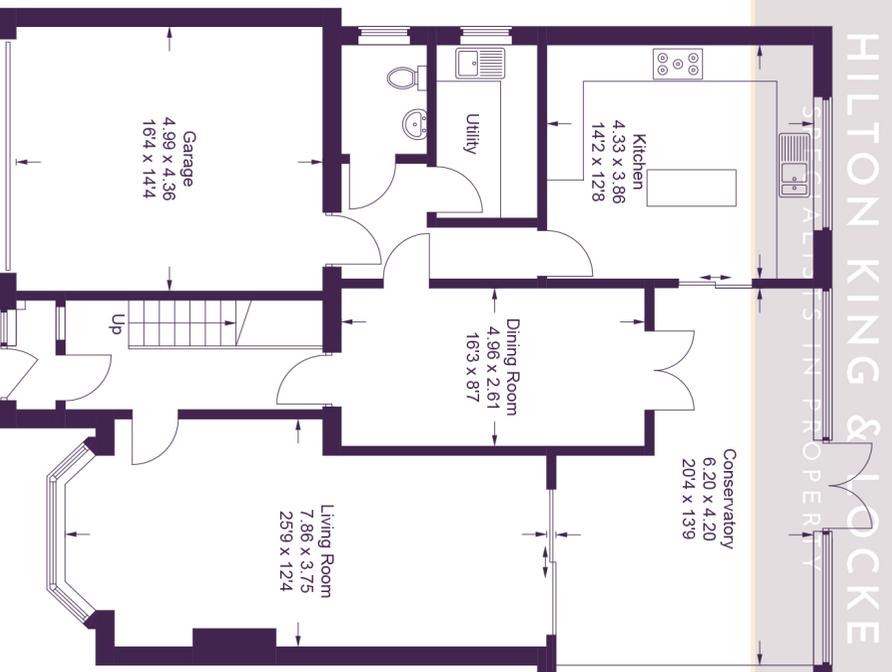
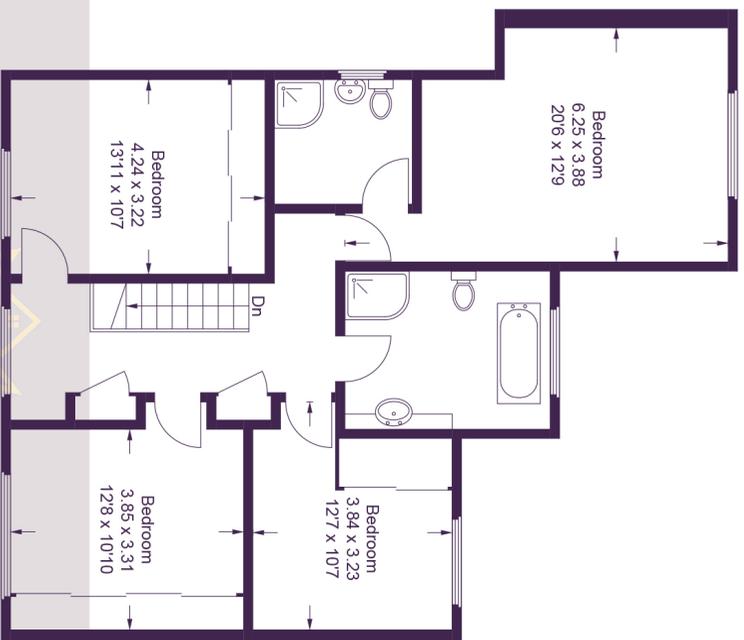
# 71 Joiners Lane

Approximate Gross Internal Area

Ground Floor = 127.4 sq m / 1,371 sq ft

First Floor = 86.2 sq m / 928 sq ft

Total = 213.6 sq m / 2,299 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.

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