



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



20 Hill Farm Road, Chalfont St Peter, Buckinghamshire. SL9 0DE.

£2,100 pcm

Hilton King and Locke proudly present a splendid three-bedroom semi-detached house on the fringe of Chalfont St Peter Village. A desirable family property with spacious, bright and welcoming interior.

A newly refurbished utility room with WC complements the ground floor. All windows and doors were upgraded to UPVC 18 months ago and provides additional and valuable space for family life and storage.

The porch/utility leads into a modernized kitchen diner with a carefully considered design of modern with traditional aspects, ample storage, equipped with dishwasher, double oven, fridge freezer, hob, and extractor. The kitchen leads into a bright living room with impressive modern bifolding doors, a stable door, and a multi-fuel fireplace- a focal point in this cosy space .

The room overlooks a two tier garden and evenings or leisurely brunches may be enjoyed by stepping out onto the terrace.

Upstairs, three bedrooms and a family bathroom are accessed through the central landing. Bedroom one features freestanding wardrobes, while bedroom two offers rear views. Bedroom three is versatile, suitable for a nursery or office space. The family bathroom includes a three-piece bath suite with an additional shower.

Ample parking to the front and opposite the property and garage.

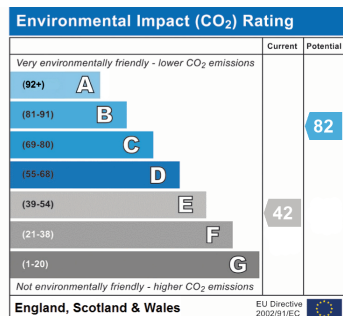
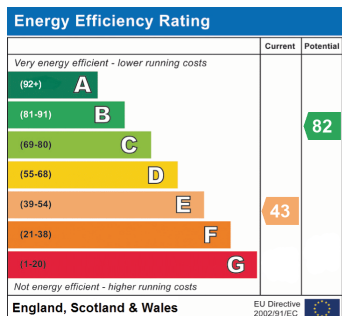
Situated on Hill Farm Road, the property is convenient for local amenities, transport links, and access to Gerrards Cross, offering shopping and a Mainline station with quick connections to London. Easy access to Central London via M40, M25, Heathrow, Gatwick, and tube stations Amersham and Chalfont & Latimer.

Excellent educational options nearby include Dr Challoners High



School for Girls, Dr Challoners Grammar School for Boys, Chalfont St Peter Infant School, Church of England Academy, and Community College. Sporting facilities such as golf courses at The Buckinghamshire, Gerrards Cross, and Denham, along with lawn tennis at Gerrards Cross and Beaconsfield, add to the area's attraction.

Call 01753 643555 to register and arrange a viewing, super property and destined to be a popular choice so please book a viewing at your earliest convenience to avoid disappointment.



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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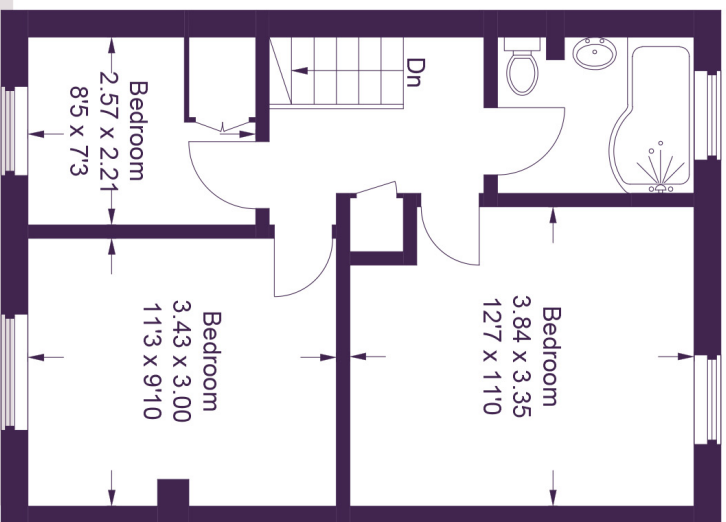
20 Hill Farm Road

Approximate Gross Internal Area

Ground Floor = 49.3 sq m / 531 sq ft

First Floor = 39.1 sq m / 421 sq ft

Total = 88.4 sq m / 952 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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