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Oakmore, Misbourne Avenue, Chalfont St Peter, Buckinghamshire. SL9 0PF.

£1,250,000 Freehold

This extended five bedroom detached house is offered for sale with no onward chain and provides bright, spacious accommodation amounting to approximately 2386 sqft. Situated in one of the most sought after roads on the Chalfont Common side of the Village, this superb property occupies a fantastic, relatively level plot, with an impressive frontage providing off street parking for numerous cars, private rear garden, plus scope for further extension to the side and/or rear of the property, subject to the usual planning permission.

Upon entering the property, through the entrance porch and into the hallway, there is an immediate feeling of space. The first door you come to on the right handside leads into the front sitting room which has dual aspect windows, the main living room which is particularly spacious, overlooks, and has french doors leading out to, the rear garden. The dining room also overlooks the rear garden with a curved end to the room and full width windows. The kitchen is fitted with a range of units, fitted electric double oven and extractor hood over. A door from here also leads into the utility room which has a side window and door leading out to the garden. The ground floor cloakroom is accessed from the hallway, as is the double width garage.

Moving to the first floor and the gallery landing, the master bedroom features a wall of fitted wardrobes and door leading to an ensuite bathroom, bedrooms two and three also feature fitted wardrobes. The final two bedrooms are still of generous proportions and overlook the rear garden, with the family bathroom completing the impressive accommodation on offer.



The property is well set back from the road with a large driveway and lawn area with mature shrubs and trees to the borders. The private rear garden is also mainly laid to lawn, with paved patio area, shed, plus space to either side of the property providing scope for extension, subject to the usual planning consent.

Situated on the Chalfont Common side of the Village, the property is located within a short stroll of numerous countryside walks and public footpaths. The property is also situated less than one mile from Robertswood School and just over a one mile walk from Chalfont St Peter Academy and Chalfont St Peter Village Centre. The property is within catchment for the excellent Dr Challoners Grammar schools.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is around 2.5 miles away and provides fast train access into London Marylebone in around 22 minutes. Should you wish direct access to the London Underground Tube network, 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. 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**

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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

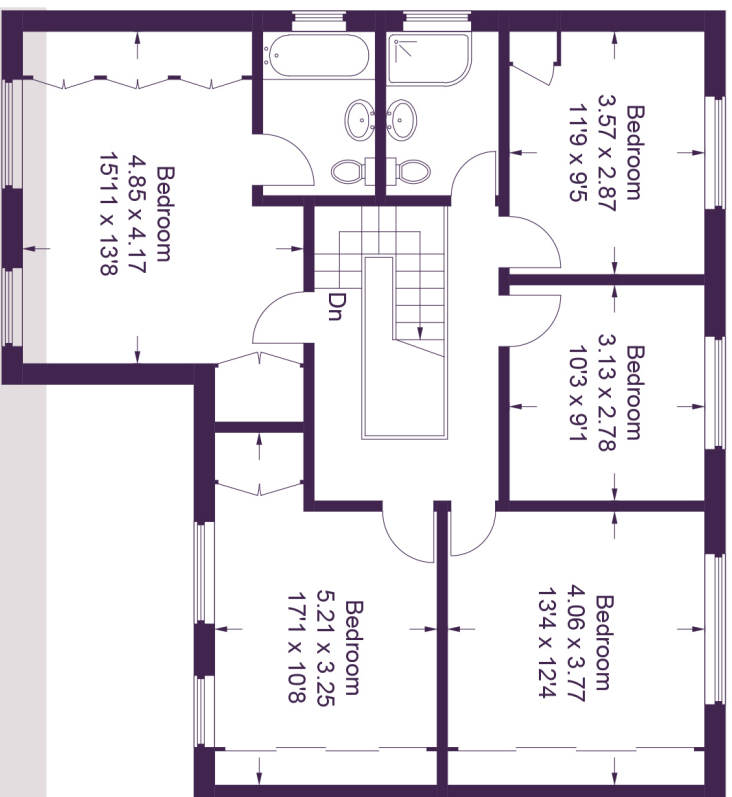
# Oakmore, Misbourne Avenue

Approximate Gross Internal Area (Including Garage)

Ground Floor = 129.5 sq m / 1,394 sq ft

First Floor = 92.2 sq m / 992 sq ft

Total = 221.7 sq m / 2,386 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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