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SPECIALISTS IN PROPERTY



Goodwood, Nicol Road, Chalfont St Peter, Buckinghamshire. SL9 9NB.

£720,000 Freehold



**Hilton King and Locke are delighted to bring to market this four-bedroom detached bungalow, situated just minutes from the local school and amenities of Chalfont St Peter. The property comprises of four bedrooms, spacious living room, dining room, fitted kitchen, two bathrooms, landscaped rear garden and off-street parking.**

The main door leads into the entrance hall which in turn leads straight through to the open plan living dining area. This space is a large L shape room that also runs along the rear of the property with bifolding doors that open the full width creating a fantastic bright open space that leads straight onto the rear patio. The modern fitted kitchen provides plenty of storage and surface space with most of the appliances never been used before. Bedrooms two, three and four are located downstairs. Bedroom two and three and both comfortable double rooms and benefit from fitted wardrobes whilst bedroom four is a smaller room that would be idea as a sing room/cot room or office space. The modern family bathroom completes the ground floor.

Heading up the stairs to the first floor you will find the master bedroom which is a fantastic space, offering plenty of room for a large bed. This room also currently benefits from built in storage and large modern three-piece ensuite.

The rear garden has been landscaped to utilize the full space and is made up of a large patio directly accessible via the rear bi folding doors, a well-maintained lawn area and recently fitted rear decking area allowing ample space for outside seating/entertaining.

At the front of the property there is a paved driveway providing off street parking for multiple cars.



This property has potential to extend (STPP).

Nicol Road is extremely convenient for access to local amenities and transport links. Gerrards Cross is 1 mile from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also 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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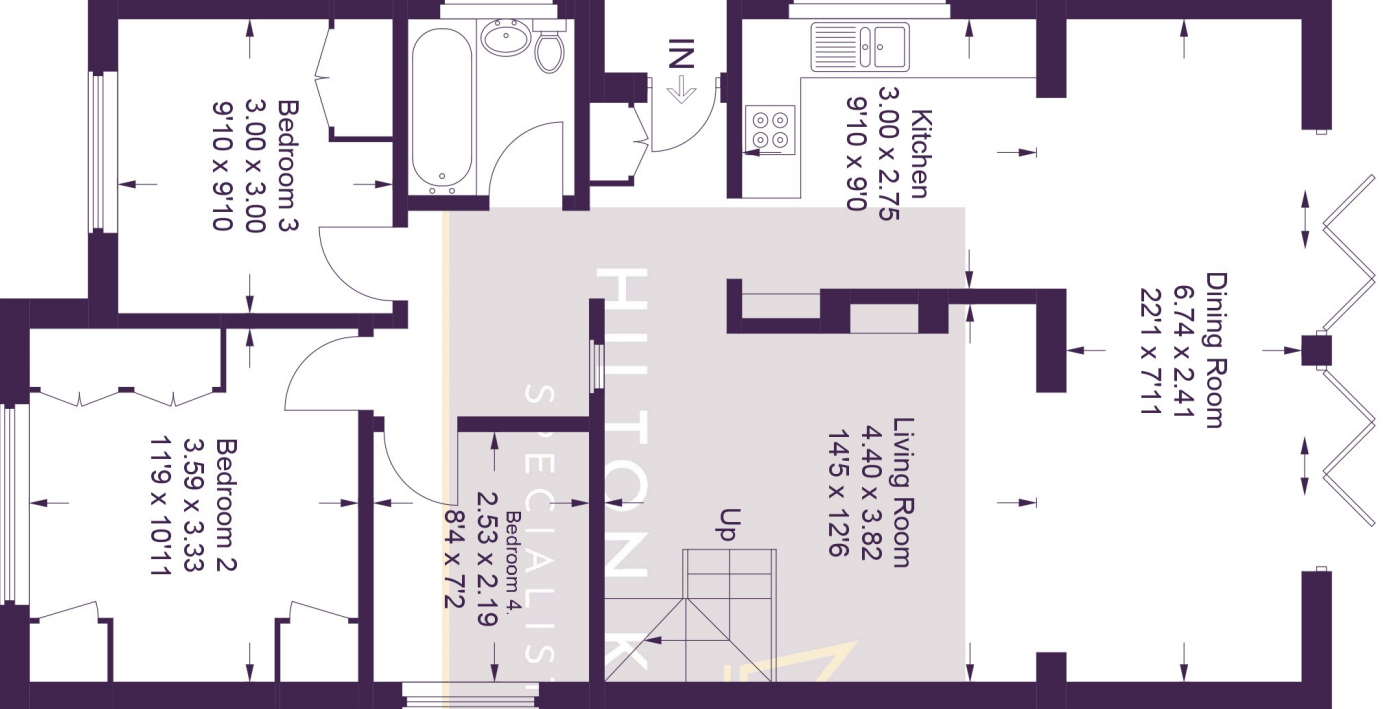
# Goodwood

Approximate Gross Internal Area

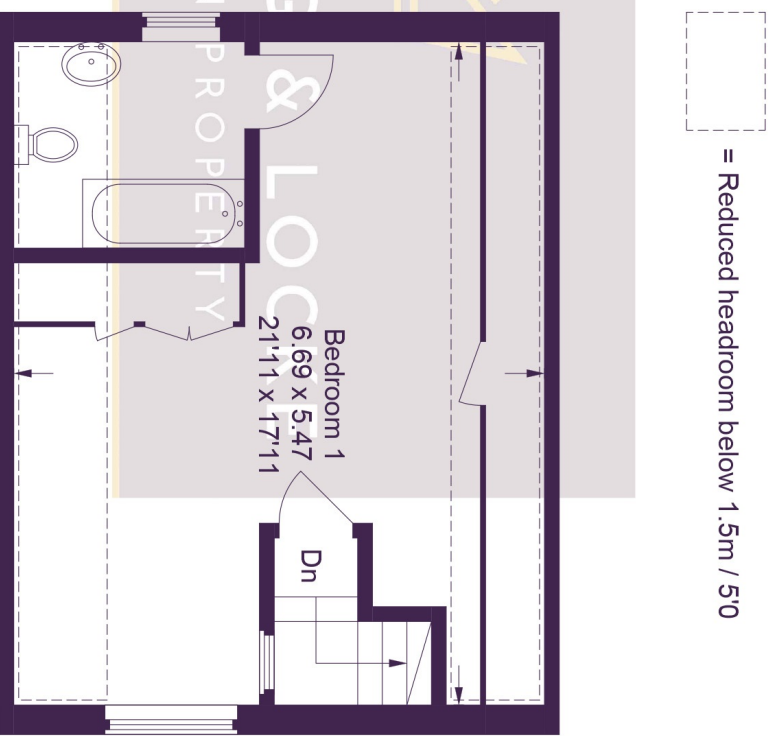
Ground Floor = 83.9 sq m / 903 sq ft

First Floor = 36.4 sq m / 392 sq ft

Total = 120.3 sq m / 1,295 sq ft



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.

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