



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



2 Croft Road, Chalfont St Peter, Buckinghamshire. SL9 9AE.

£875,000 Freehold

Hilton King and Locke are delighted to bring to the market this chain free, five-bedroom detached home situated within the rarely available Croft Road. Within easy walking distance of Chalfont St Peter high street this property offers fantastic living space including, living room, dining room, conservatory, kitchen, four double bedrooms, one single bedroom and beautifully maintained private garden. This property has plenty of potential for extension subject to your usual planning consents.

The front door leads into a spacious entrance hall which provides access to the living room, dining room, and downstairs WC. The living room is a large bright space which allows space for multiple sofas and units, which is centred around the feature fireplace. The living room has doors at the rear that open through to the conservatory which is a fantastic suntrap and provides a perfect space to sit and look out onto the garden. The conservatory currently has a sofa, chair and coffee table and has double doors providing direct access to the garden. The dining room comfortably fits a six-seater table and benefits from a large bay window. There is then a door through to the kitchen which features plenty of workspace, dishwasher, fridge freezer, oven, hob and extractor and also provides direct access to the garden via the rear door. With units at both base and eye level there is ample storage space. The downstairs WC is also used as a utility room and provides space for both washing machine and dryer. The cupboard in the hall completes the ground floor.

Moving to the first floor via stairs in the entrance hall you will find four double bedrooms as well as the fifth bedroom which is a single room that could also be used as a study/office. Two of the bedrooms are equipped with built-in wardrobes and one benefits from an en-suite. Located off the landing is a family bathroom which is a three-piece bathroom suite.

The south facing rear garden, which is accessible via a rear door off the kitchen or doors from the conservatory, has been landscaped and designed to maximise the space in the best



possible way, including a large patio seating area ideal for alfresco dining, a green-house tucked to the side and the rest is laid to lawn surrounded by mature flower beds and bushes, providing a low maintenance garden. The single garage is on the right hand side of the property.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.3 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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2 Croft Road

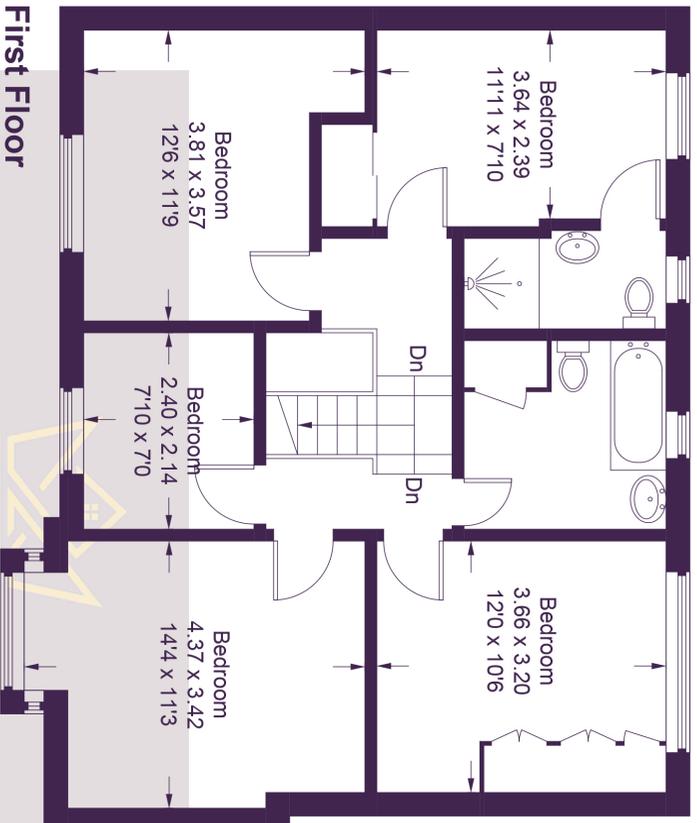
Approximate Gross Internal Area

Ground Floor = 82.7 sq m / 890 sq ft

First Floor = 73.3 sq m / 789 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 169.5 sq m / 1,824 sq ft



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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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