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25 Laurel Road, Chalfont St Peter, Buckinghamshire. SL9 9SN.

£725,000 Freehold

Offering significant scope for extension, subject to the usual planning consent, this three-bedroom detached house with detached side garage and own driveway is situated within walking distance of Chalfont St Peter Village centre, plus local schools, and transport links. The property is offered for sale with no onward chain and accommodation briefly comprises of a ground floor cloakroom, living room, dining room, fitted kitchen, three excellent size bedrooms and family bathroom. Viewing is highly recommended.

Laurel Road is an extremely popular location due to its proximity to local schools and the village centre. Upon entering the property, the front door leads into an entrance porch, which in turn takes you through to the spacious living room which has a front aspect bay window and opening into the dining room which has double doors leading out to the rear garden. The fitted kitchen enjoys a dual aspect and also has a door leading out to the rear garden. The downstairs cloakroom/wc completes the ground floor accommodation.

Moving to the first floor, there are three excellent size bedrooms and family bathroom. Bedroom one is a large double bedroom with built in wardrobes and front aspect bay window. Bedroom two also has a front aspect bay window and the third bedroom overlooks the rear of the property and both have fitted storage. The family bathroom has a side aspect window plus shower and bath.

The private rear garden is mainly laid to lawn with mature shrubs and flower borders. There is a paved patio area, plus timber shed providing storage. A door provides access to the garage and this area provides scope for extension subject to the usual planning consent. To the front of the property, there is a lawn garden plus off street parking in front of the detached garage on own driveway.

Laurel Road is extremely convenient for access to local amenities



and transport links with Chalfont St Peter village just 0.2 Miles away. Gerrards Cross is less than 2.0 miles 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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25 Laurel Road

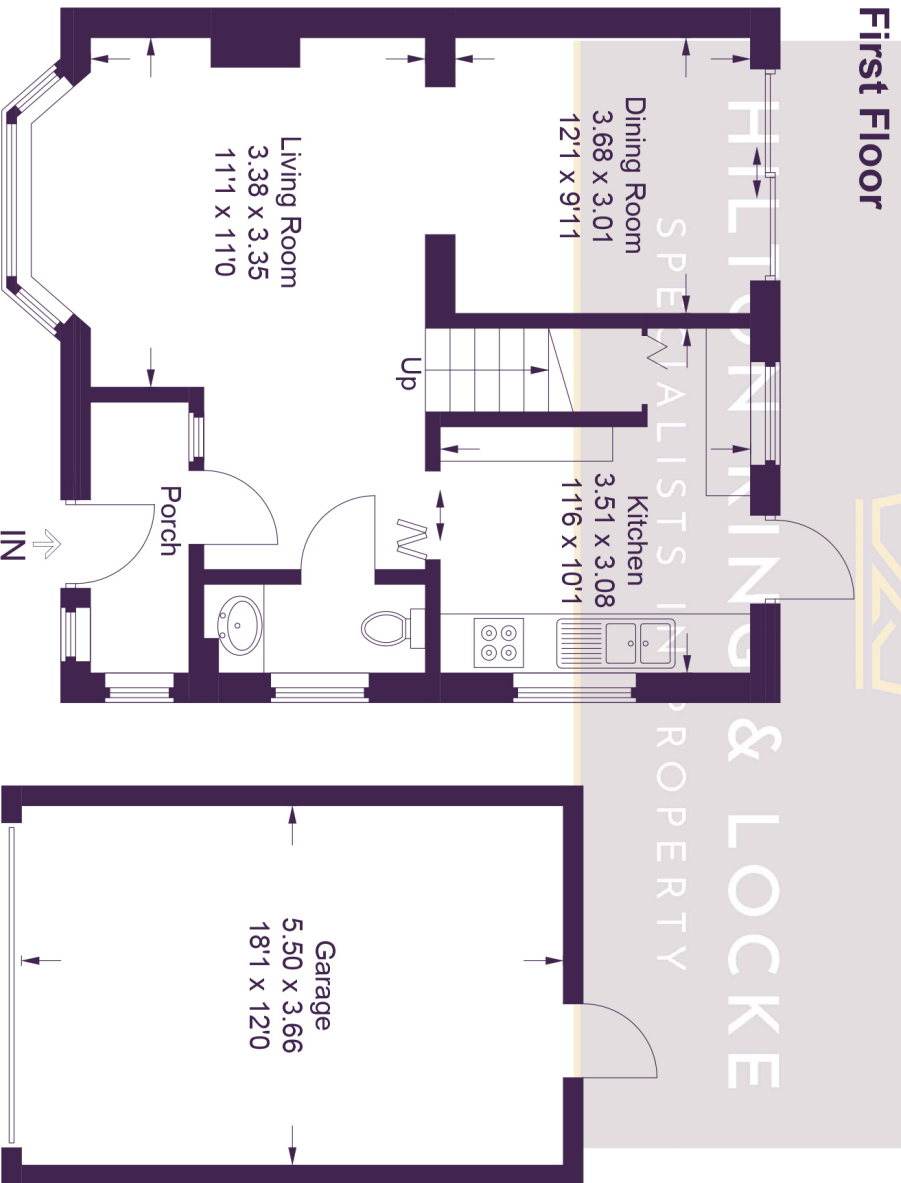
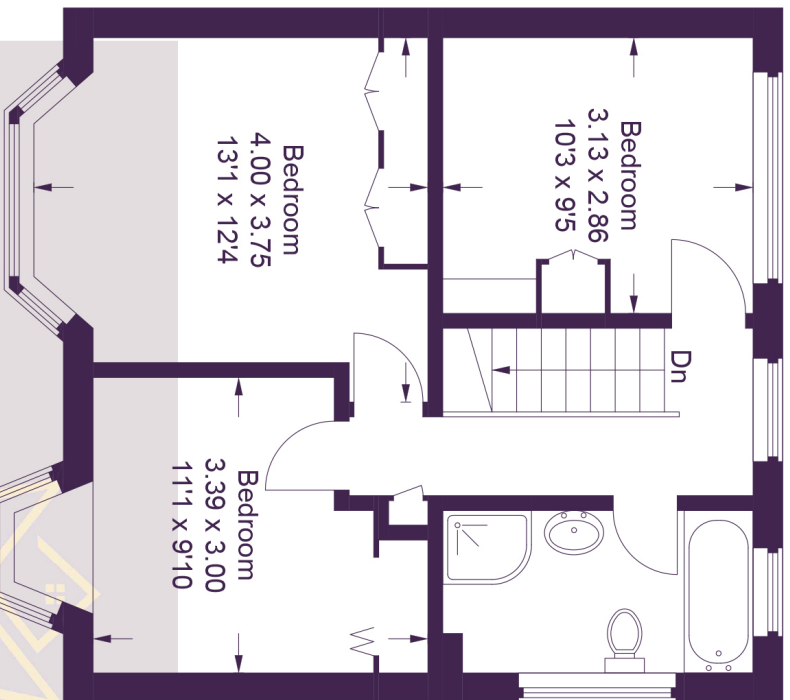
Approximate Gross Internal Area

Ground Floor = 45.0 sq m / 484 sq ft

First Floor = 44.5 sq m / 479 sq ft

Garage = 20.1 sq m / 216 sq ft

Total = 109.6 sq m / 1,179 sq ft



Ground 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.