



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



1 Croft Road, Chalfont St Peter, Gerrards Cross. SL9 9AE.

£975,000 Freehold

Hilton King and Locke are delighted to bring to the market this, 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, open plan kitchen dining room, utility, four double bedrooms, one single bedroom and beautifully maintained private garden as well as a single garage. This property has fantastic potential to extend to the rear, side or loft STPP.

The front door leads into a spacious entrance hall which provides access to the downstairs WC and living room. The living room is a fantastic large bright space which situates multiple sofas and units and has French doors leading on to the garden as well as a large window allowing for an abundance of natural light to enter the room. The open plan kitchen/dining room comfortably fits a six-seater table and benefits double aspect windows. The kitchen features plenty of workspace, dishwasher, double oven, fridge freezer, hob and extractor and with units at both base and eye level there is ample storage. The utility room is tucked away and provides space for the washing machine and dryer as well as additional storage and sink space. There is access to the garden via the door in the hallway. The in built garage at the front of the property completes the ground floor.

Moving to the first floor you will find four double bedrooms, one with ensuite, as well as the fifth bedroom which is a single room that could also be used as a study/office. The family bathroom is a three-piece suite.

The south facing rear garden, which is accessible via doors off the living room or utility access, 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 made up of mature shrubs and hedges as well as beautifully maintained lawns and flowers. There is also a further patio space at the rear of the property which is currently used as additional seating and storage.

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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1 Croft Road

Approximate Gross Internal Area

Ground Floor = 74.3 sq m / 800 sq ft

First Floor = 79.4 sq m / 855 sq ft

Garage = 17.6 sq m / 189 sq ft

Total = 171.3 sq m / 1,844 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.