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SPECIALISTS IN PROPERTY



7a Churchfield Road, Chalfont St Peter, Buckinghamshire. SL9 9EN.

£250,000 Leasehold

This one bedroom apartment is situated in the heart of Chalfont St Peter Village and has spacious accommodation arranged over two floors. The property is presented in excellent order throughout and is offered for sale with a lease of more than 990 years. The property is bright and spacious, and features a double bedroom with ensuite shower room, living room, fitted kitchen and separate cloakroom/wc. There is off street parking and no chain.

The property is accessed via the first floor with its own front door leading to a private entrance hall which in turn leads to the double bedroom with ensuite shower room.

Stairs lead up to the second floor where the bright, spacious living room, fitted kitchen and cloakroom/wc will be found.

Outside the property there is an allocated parking space.

For those who are considering a buy-to-let investment, this property should comfortably let out for around £1150 pcm.

The property is located in the heart of Chalfont St Peter Village which has a range of shops, including M&S Food Hall, Costa Coffee, boutiques and restaurants. All other local amenities and transport links are also easily accessible.



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.

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.



20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

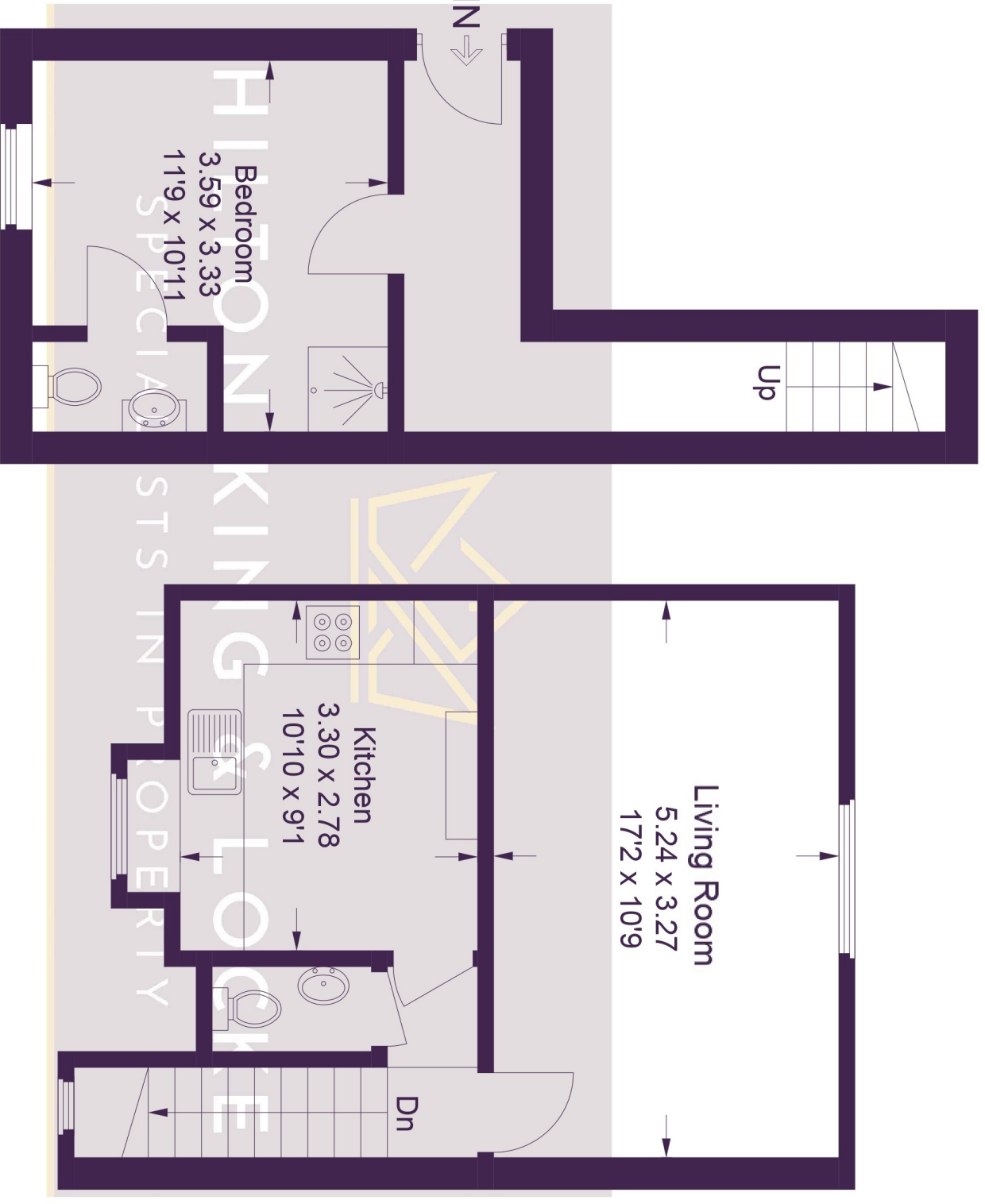
7A Churchfield Road

Approximate Gross Internal Area

First Floor = 19.6 sq m / 211 sq ft

Second Floor = 33.7 sq m / 363 sq ft

Total = 53.3 sq m / 574 sq ft



First Floor

Second 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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