



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



28 Nortoft Road, Chalfont St Peter, Buckinghamshire. SL9 0LD.

£830,000 Freehold



Hilton King and Locke are delighted to bring to the market this five-bedroom semi-detached family home in a sought-after location in Chalfont St Peter offering off street parking for multiple cars, spacious living accommodation, along with potential for further extension. (Subject to the usual planning constraints)

The front door leads into a spacious entrance hall which provides access to the living room, dining room, kitchen, and downstairs WC. The living room is a large bright space which allows for multiple sofas, units and a TV stand which is centred around the feature fireplace. There are also large sliding doors providing direct access to the garden and allowing an abundance of natural light. The dining room comfortably fits a six-seater table as well as additional storage. The dining room also benefits from a large window looking out to the front of the property. The modern, high end kitchen features plenty of workspace, dishwasher, double oven, fridge freezer, hob and extractor and also offers views onto the attractive garden. With units at both base and eye level as well as full length pantry cupboards there is ample storage. The kitchen then leads you through to the spacious integrated conservatory at the rear of the property which allows for additional seating/dining space, which again overlooks the sunny garden.

Moving to the first floor via the stairs in the entrance hall, there is a central landing providing access to all five bedrooms and family bathroom. Bedroom one is a large double bedroom with built in wardrobe situated at the front of the property. Bedroom two is also a good size double bedroom and overlooks the garden at the back. Both bedroom 3 and 4 are smaller doubles with the benefit of built in storage. Bedroom 5 is the smaller room, but it is ideal as a nursery or home office. The family bathroom has a three-piece suite with shower attachment.

The spacious, South-Easterly facing garden is mainly laid to lawn, with a large patio accessible via double doors leading from the



conservatory and living room with space for seating and a table, perfect for al fresco dining. There is also a gated side access which provides additional storage. This property offers fantastic potential to extend (STPP).

Renowned for its education system, Chalfont St. Peter offers an excellent choice of state and independent schools, including Chalfont St Peter Infant School, Church of England Academy and Community College all within easy walking distance. Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys are also within catchment, along with Chesham Grammar and Beaconsfield Grammar School for Girls.

Gerrards Cross provides a wider range of shopping facilities and a Mainline station with trains into Marylebone in approximately 22 minutes all within two miles of the property. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.



**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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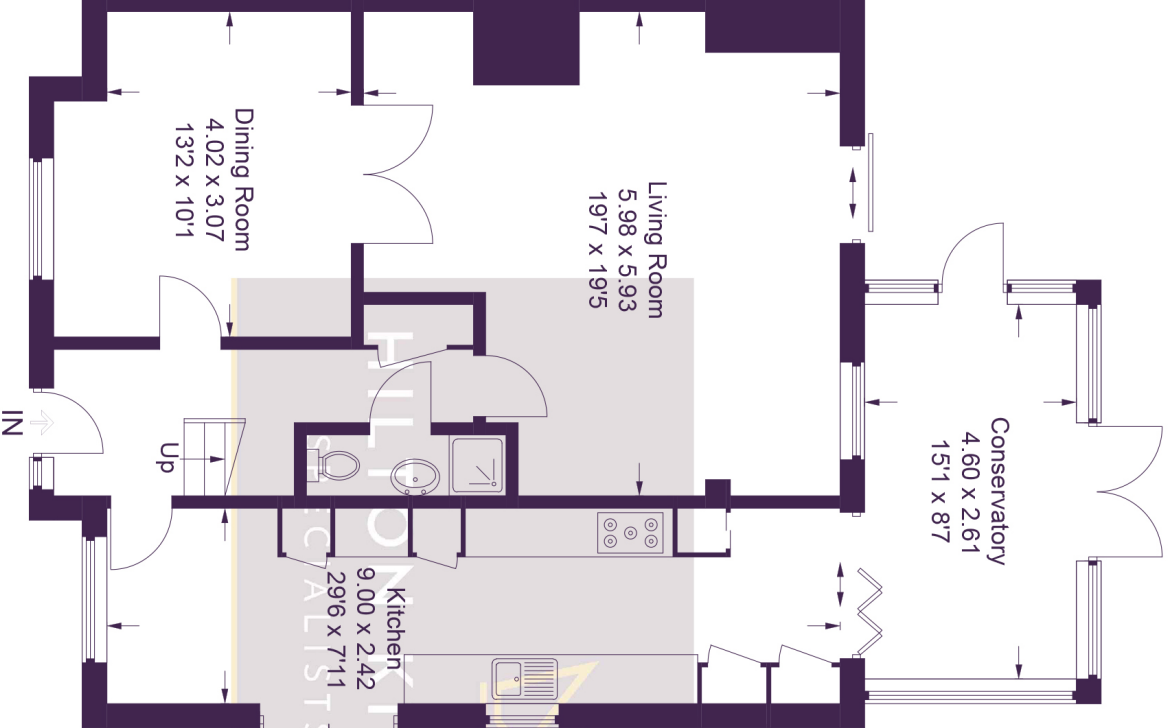
# 28 Nortoft Road

Approximate Gross Internal Area

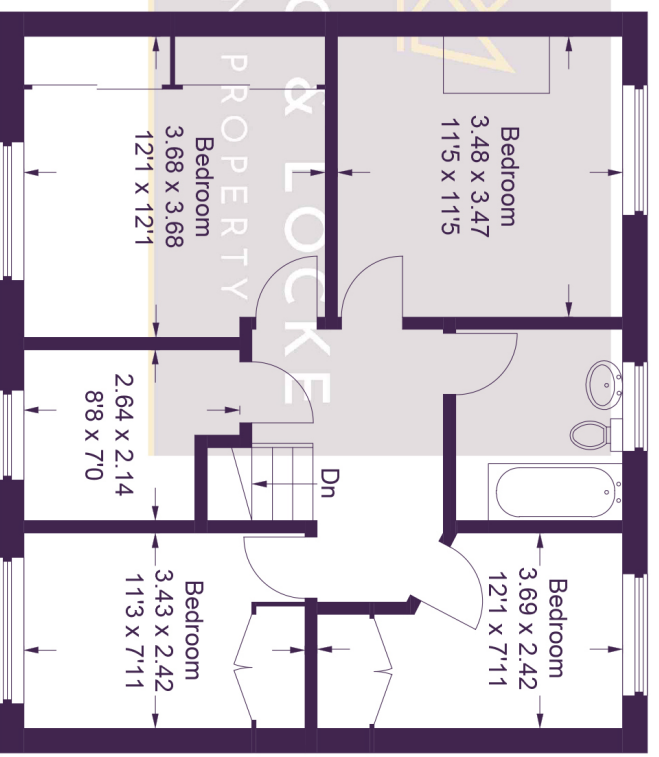
Ground Floor = 93.9 sq m / 1,011 sq ft

First Floor = 62.5 sq m / 673 sq ft

Total = 156.4 sq m / 1,684 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.