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40 Fleetwood Close, Chalfont St Giles, Buckinghamshire. HP8 4DR.

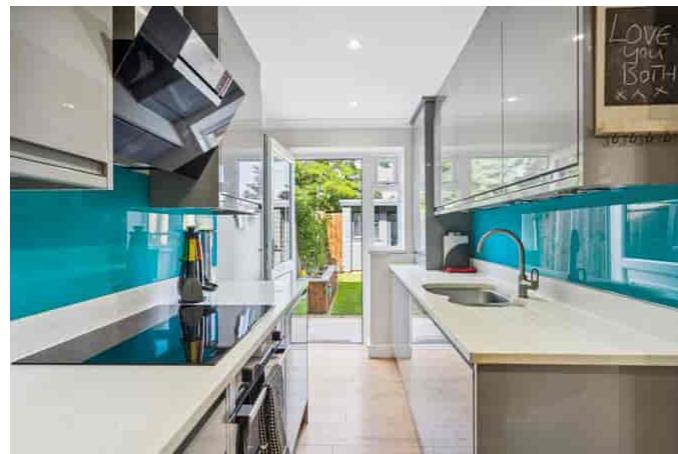
£375,000 Leasehold



This excellent two bedroom ground floor maisonette has been extensively refurbished throughout by the present owner to a very high standard. The property also features from an insulated outbuilding in the rear garden which has been built to provide extra living accommodation with light, power, double glazing, laminate flooring and decorated, plaster walls and ceiling with wall lights. There is also a private rear garden with patio area, off street parking and garden to the front, plus shared driveway leading to the garage.

This property is situated on this popular quiet road in Chalfont St Giles and accommodation briefly comprises of spacious living room, fitted kitchen, two good size bedrooms, and modern shower room.

This property boasts an excellent position for local transport networks, located close to both the M40 and M4 motorways as well as multiple bus routes servicing local towns, Heathrow Airport and points of interest.



From the property, Seer Green mainline train station is just a few minutes drive away (2.6 miles). From Seer Green station, you are just 30 minutes from the West End and the tube network. Should you wish to access the tube network directly, Chorleywood and Chalfont and Latimer are less than 4.5 miles away.

All local amenities including Chalfont St Giles Infant and Junior Schools, shops, leisure facilities, the park and children's nursery are close by.



#### **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  
Chalfont St Peter Buckinghamshire SL9 9EA

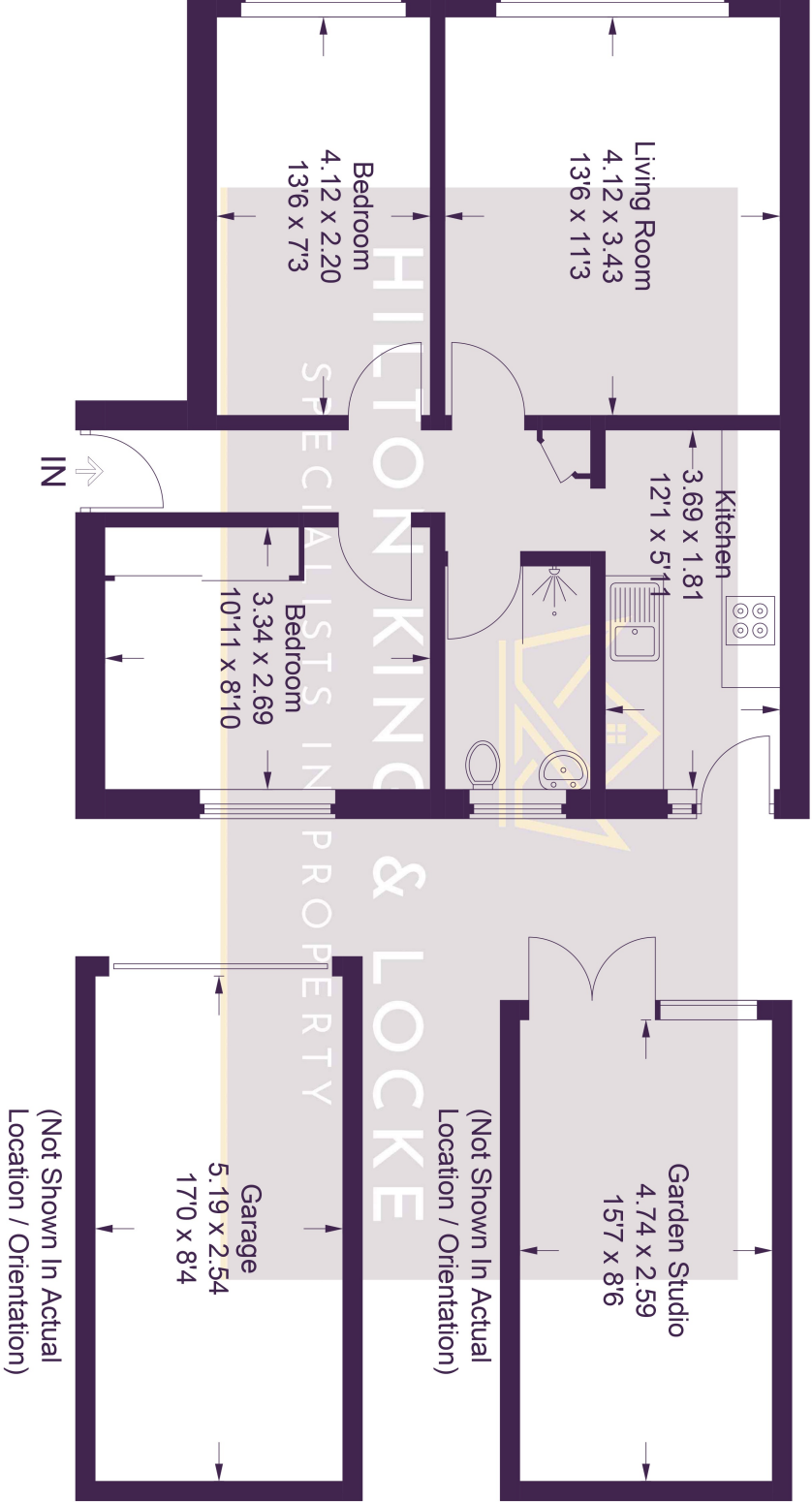
Tel: 01753 480060  
csp@hklhome.co.uk

# 40 Fleetwood Close

Approximate Gross Internal Area = 50.6 sq m / 545 sq ft

Garden Studio / Garage = 25.6 sq m / 275 sq ft

Total = 76.2 sq m / 820 sq ft



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.