



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



53 Lower Road, Chalfont St Peter. SL9 9AP.

£875,000 Freehold

Hilton King and Locke are delighted to bring to market this four-bedroom detached house, brimming with character and charm, offering a blend of classic design and comfortable living. Situated in a sought-after location, this property provides a fantastic family living space as well as potential to extend in the future (STPP).

The property is set back from the road, with a large, well-maintained front garden that creates a welcoming atmosphere. Perfect for enjoying the outdoors, it offers plenty of space for parking and potential landscaping.

Inside, the house maintains a classic layout with well-proportioned rooms. The large living room is perfect for family gatherings, while the separate dining room offers space for formal meals. The kitchen has units both at base and eye level allowing ample surface space and storage whilst providing room for fitted over with gas hob, fridge freezer, and breakfast bar. Off the kitchen there is also a large pantry and sunroom. The downstairs WC completes the ground floor.

Moving to the first floor, the stairs lead to a landing providing access to all four bedrooms and family bathroom. Bedroom one is a large double bedroom with built in storage and ensuite bathroom. Bedrooms two, three are comfortable doubles whilst bedroom four is a good size single room. Bedrooms two three and four share use of the family bathroom and separate toilet. The loft is a fantastic size and has potential to extend subject to PP.

The rear garden provides a private space for outdoor enjoyment, with room for plants, seating, and more. It also benefits from outbuildings, which can be used for storage, a workshop, a small home office or hobby space.



With its desirable location, ample outdoor space, and well-maintained features, this older-style detached house is the ideal setting for anyone looking for a cozy, character-filled home with room to grow.

The property is situated in one of only a few locations that is within a 0.5 mile level walk of Chalfont St Peter Village Centre, where M&S Food Hall, Co Op, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40, M25 and M4 motorways are easily accessible. Gerrards Cross main-line train station is a fraction over 1.0 mile 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, plus Beaconsfield High School for Girls. 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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53 Lower Road

Approximate Gross Internal Area

Ground Floor = 99.7 sq m / 1,073 sq ft

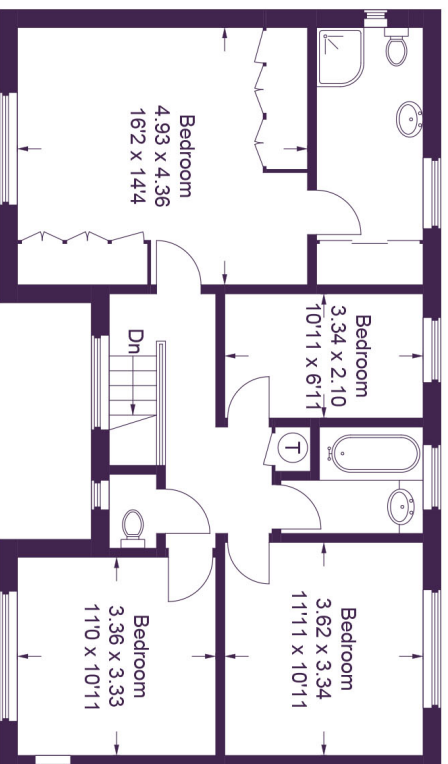
First Floor = 77.1 sq m / 830 sq ft

Garage / Outbuilding = 49.6 sq m / 534 sq ft

Total = 226.4 sq m / 2,437 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



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.

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