



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



1a Sussex Close, Chalfont St Giles, Buckinghamshire. HP8 4PP.

£660,000 Freehold

Hilton King and Locke are delighted to present this charming three-bedroom end of terrace house built in 2018 and situated just minutes walk away from Chalfont St Giles village centre. The property offers a spacious open plan kitchen/living space as well as three good size bedrooms, parking and private garden. There is potential for a wraparound ground floor extension and rear dormer (floor to the loft has been constructed) STPP.

The front door leads directly into the large bright open plan living/kitchen space with bifolding doors across the rear allowing for floods of natural light to enter the property. The space provides ample room for multiple sofas and units as well as the fitted kitchen which has an extensive range of modern fitted units at base and eye level providing ample storage and surface space whilst allowing room for dishwasher, washing machine, oven, fridge and freezer plus additional seating at the breakfast bar. The downstairs WC by the entrance door completes the ground floor.

Moving to the first floor you are brought to a central landing providing access to all three bedrooms and family bathroom. The master bedroom is a fantastic size double with space for large wardrobes and units. Bedroom two is a smaller double and bedroom three is a comfortable single room. All three bedrooms share use of the family bathroom with is a modern three-piece bath suite with shower attachment.

To the side of the property there is off street parking for multiple vehicles on the large driveway. The rear garden is mainly laid to lawn but has a raised decked area directly accessible from the rear bifolding doors allowing for plenty of room for seating and outside furniture. To the side of the property there is an additional garden which is currently used as a walkway but can be opened up to the rest of the garden or developed upon.



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

From this property Gerrards Cross mainline train station is just a 10 minute drive away. From GX station, you are just 30 minutes from the West End and the tube network.

Should you wish to access the tube network directly, Amersham, Little Chalfont and Denham Tube stations are all easily accessible.

With the close proximity to Chalfont St Giles Infant and Junior Schools this location will be most favourable with young families. Couple these benefits with the location close to shops, leisure facilities, the park and children's nursery all within a few minutes walk, this is truly an exceptional home that must be viewed!




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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Apple End, 1A Sussex Close

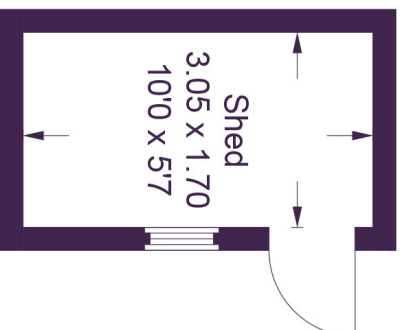
Approximate Gross Internal Area

Ground Floor = 42.9 sq m / 462 sq ft

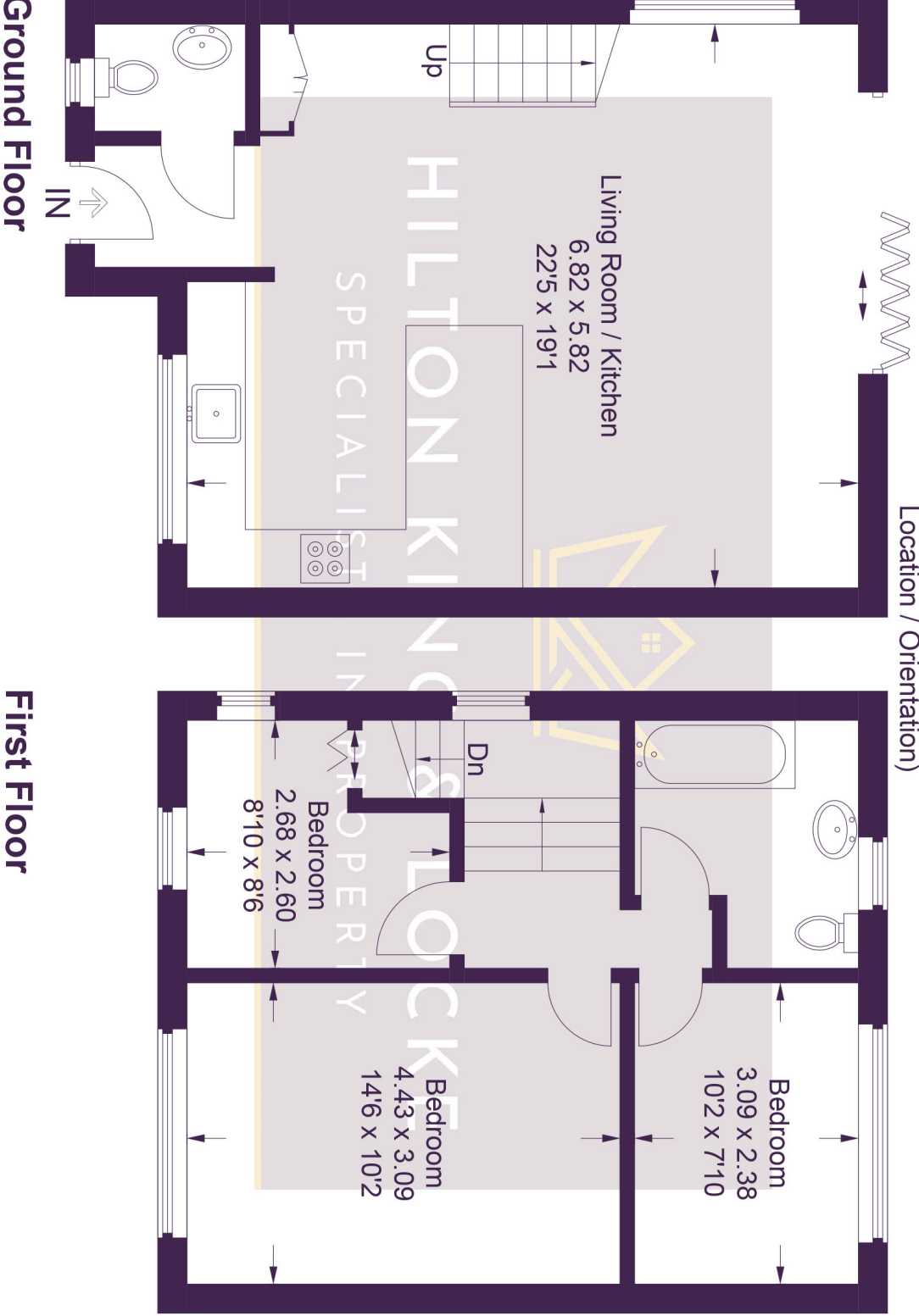
First Floor = 40.0 sq m / 430 sq ft

Shed = 5.2 sq m / 56 sq ft

Total = 88.1 sq m / 948 sq ft



(Not Shown In Actual
Location / Orientation)



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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