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Braeside Gold Hill North, Gerrards Cross. SL9 9JG.

£735,000 Freehold

This beautifully presented and extended family home is set in an enviable position with views across the picturesque Gold Hill Common and within easy walking distance of Chalfont St. Peter's vibrant village centre. Offering bright, spacious accommodation with contemporary styling throughout, this property is ideal for modern family living, blending comfort, style, and practicality in a prime location.

From the moment you step inside, the home welcomes you with an abundance of natural light and a sense of space. From the spacious entrance hall which also has a door leading out to the rear of the property, a door leads into a generous living room, with front aspect window providing natural light and benefiting from charming views over Gold Hill Common.

With a door from the main hallway, you will find the stunning heart of the home, a bespoke fitted kitchen and dining room. This exceptional space has been thoughtfully designed to offer the perfect balance of form and function, with high-quality integrated appliances, extensive storage, clean modern lines, and generous space for both dining and entertaining. With direct access to the rear of the property, it is ideal for everyday convenience as well as hosting. Large windows and glazed doors help flood this area with light.

To the rear of the ground floor is a highly versatile family room, which could also serve as a fourth bedroom, home office, or playroom, depending on your needs. French doors open directly onto the patio and garden beyond, creating a seamless indoor-outdoor connection and making this a particularly inviting space all year round. The cloakroom/wc completes the ground floor accommodation.

Moving to the first floor, the bright, spacious theme continues with the good size landing featuring a rear aspect window. The principal bedroom has a front aspect window enjoying those views over Gold Hill Common and features its own en-suite shower room. The second double bedroom also has a front aspect window and its own ensuite shower room, while the third bedroom, a generous size, overlooks the rear of the property. The family bathroom is well-appointed, with bath, and rear aspect window.

Externally, the property includes a detached single garage and private driveway to the rear. There is off street parking for up to three cars at

the front of the property, plus a further parking space to the rear in front of the garage. The rear garden is mainly laid to lawn with two separate patio areas providing a choice of space for relaxing and entertaining during warmer months. There is access to the garage from the garden, plus outside power point and tap.

Location-wise, it is hard to beat. Situated in the heart of Chalfont St. Peter, the property is within a short walk of the village centre, where a wide array of local amenities can be found, from cafés, including Costa, restaurants, to a variety of independent boutiques, convenience stores including M&S Food Hall and Tesco Express. Families will appreciate the proximity to well-regarded schools, including Chalfont St. Peter CofE Academy, St Joseph's Catholic School, plus Chalfonts Community College. Excellent grammar schools in the wider area, such as Dr Challoner's and Beaconsfield High, plus a number of independent schools including Thorpe House and Gayhurst are also nearby.

For commuters, the property offers excellent connectivity. Gerrards Cross station, just over a mile away, provides fast, direct rail services into London Marylebone in under 25 minutes. The M25, M40, and A40 are all within easy reach, and Heathrow Airport is just a short drive away.

In summary, this extended and immaculately presented home offers bright, spacious living with a high-quality, contemporary finish. With beautiful views, a superb kitchen, flexible accommodation, and a prime position near Gold Hill Common and local amenities, it presents an outstanding opportunity to enjoy the best of village living with all the benefits of connectivity and convenience.

#### **Important Notice**

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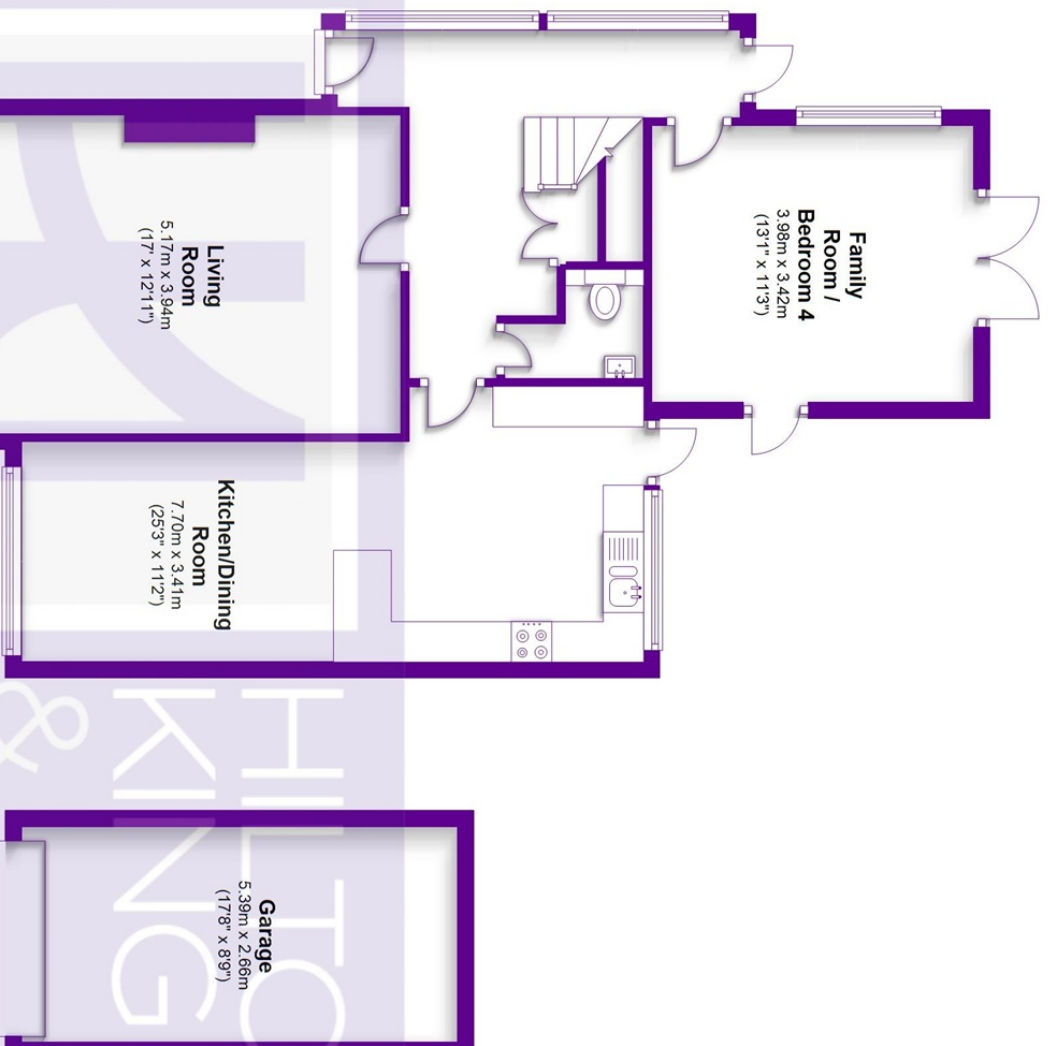


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## Ground Floor

Approx. 87.6 sq. metres (943.3 sq. feet)



## First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 140.5 sq. metres (1512.7 sq. feet)