



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



2 Stringers Cottages. SL9 9SY.

£485,000 Freehold

Hilton King and Locke are delighted to bring to market 2 Stringers Cottages. The property is ideally located just minutes walking distance of local amenities, Chalfont St Peter Village and is presented in fantastic condition throughout.

The front door leads directly into the living room which has space for the sofa as well as additional units, coffee table and TV. A door then leads you through to the kitchen/ dining room, this room comfortably fits a four-seater dining table as well as the modern kitchen where there are units at both base and eye level allowing plenty of surface space and storage as well as fitted appliances including fridge freezer, oven, gas hob and extractor, dishwasher and washing machine.

Moving to the first floor you will find two bedrooms and family bathroom. Bedroom one is a lovely bright room comfortably fitting a double bedroom with built in storage and additional large storage recess in the wall and overlooks the rear of the property, bedroom two can be used as a small double but is currently a nursery. The family bathroom is a modern three-piece suite including a large bath and shower attachment.

The rear garden is a patio area accessed via a back gate leading from the kitchen door and provides plenty of space for outside seating/table and chairs. The property also benefits from a garage to the rear of the property.

The property is situated in one of only a few locations that is within a 0.3 mile level walk of Chalfont St Peter Village Centre,



where M&S Food Hall, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

The Vale is convenient for access to local amenities and transport links. Gerrards Cross is just over a 1 mile from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Gayhurst School, Maltmans Green School, Robertswood School, Church of England Academy and Community College are all nearby. The area is also 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.



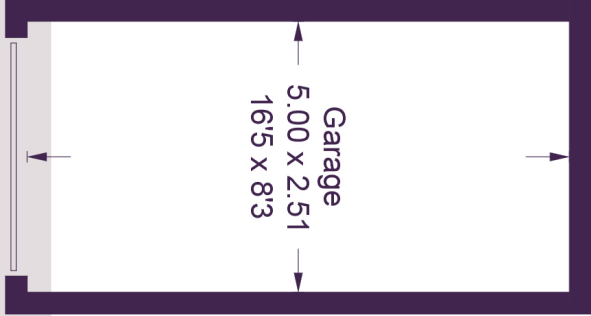
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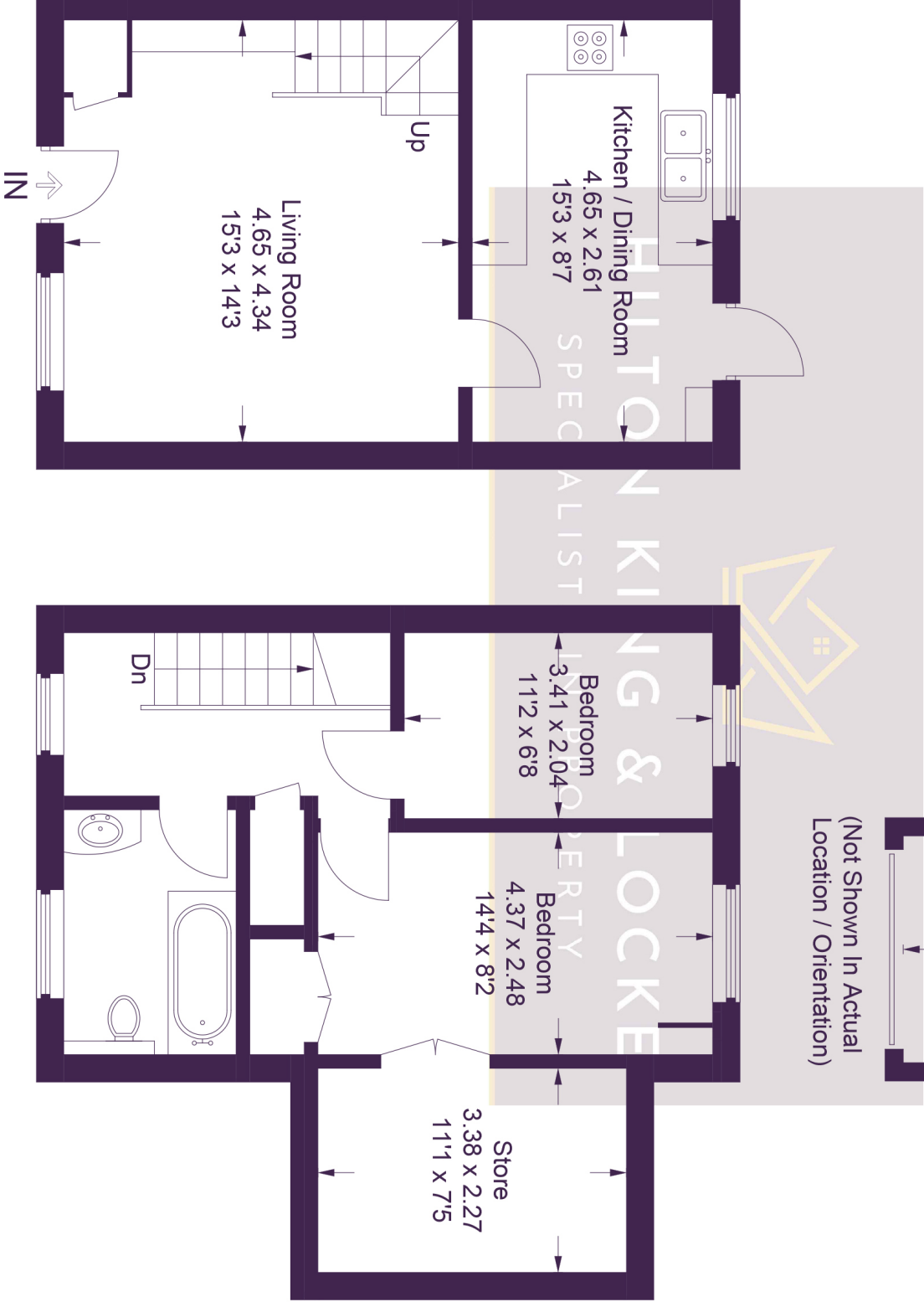
2 Stringers Cottages, The Vale



Approximate Gross Internal Area
Ground Floor = 33.5 sq m / 360 sq ft
First Floor = 41.4 sq m / 446 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 87.4 sq m / 940 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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