



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



14 Tunmers End, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9LW.

£900,000 Freehold

Hilton, King and Locke are delighted to bring to the market this superb three-bedroom detached family home offering spacious living accommodation, along with potential for further extension. (Subject to the usual planning constraints)

Perfectly situated at the top of Chalfont St Peter village in a quiet cul-de-sac location, the property offers fantastic ground floor accommodation comprising the recently extended, beautifully presented 1909 branded kitchen/diner complete with pantry and larder with stunning quartz work surfaces, fully fitted units and integrated appliances, providing ample workspace and storage. The utility room provides additional storage and is discreetly tucked away from the main kitchen.

Leading on from the kitchen, is another spacious family room towards the rear, with views out on to the large garden, which is mainly laid to lawn.

The office/playroom offers another flexible additional living space and features a large bay window and parquet flooring adding to the homely finishing touches that run throughout the property.

To the first floor, there is a beautifully fitted neutral bathroom including a shower and large free-standing bath, two excellent sized double bedrooms complete with fitted wardrobes and a third single bedroom all accessible from the landing. The large loft space could also be converted to incorporate another bedroom and bathroom, again subject to the usual planning constraints.

The property also benefits from large windows throughout



on all aspects, giving a light and airy all year round.

Tunmers End is a stone's throw from a wide range of recreational facilities and amenities; including Gold Hill Common & the villages many parks, a well-equipped high street offering highly rated places to eat and drink, along with many boutique shops and a leisure centre.

Renowned for its education system, Chalfont St. Peter offers an excellent choice of state and independent schools, including Chalfont St Peter Infant School, Church of England Academy and Community College all within easy walking distance. Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys are also within catchment, along with Chesham Grammar and Beaconsfield Grammar School for Girls.

Gerrards Cross provides a wider range of shopping facilities and a Mainline station with trains into Marylebone in approximately 22 minutes all within two miles of the property. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Early viewing recommended.



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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14 Turnmers End



Approximate Gross Internal Area
Ground Floor = 90.1 sq m / 970 sq ft
First Floor = 43.9 sq m / 472 sq ft
Garage = 27.0 sq m / 291 sq ft
Total = 161.0 sq m / 1,733 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.

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