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46 Kings Road, Chalfont St Giles. HP8 4HP.

£1,750,000 Freehold

Hilton King & Locke are delighted to present this large five-bedroom, detached property situated in a sought-after prestigious road. The property sits on a large plot and offers fantastic living space along with a landscaped front and rear garden, a large driveway providing plenty of parking and garage situated at the front of the property. Along with the peaceful surroundings and easy access into Chalfont St Giles this property presents itself as a wonderful family home.

The front door leads into the grand entrance hall which provides direct access to the study and snug/sitting room. The study is a large room with fitted bookshelves and log burner which also situates multiple desks and sofas and has a side access door for separate access if required. The snug, which is situated at the front of the property is a great family room and allows for sofas and units to be centred around the log burner with double doors leading to the side. Moving up a small staircase brings you to the main ground floor hallway and provides access to drawing room, utility, WC and kitchen breakfast room. The drawing room is a huge space which comfortably fits multiple sofas and units as well as a log burner and two sets of double doors that open onto the rear patio. The kitchen and breakfast room is comprised of a modern, high end fitted kitchen with units at both base and eye level allowing plenty of storage and surface space. Appliances include double width oven and gas hob, double with fridge freezer in a fitted alcove and dishwasher. There is a breakfast bar with stools for additional seating adding to the eight-seater dining table which looks out onto the garden. There are double doors at the rear of this room also leading to the rear patio. The utility provides a separate space for the washing machine and tumble dryer as well as a separate sink and additional built-in storage. The downstairs WC completes the ground floor.

Moving to the first floor via the stairs in the entrance hall, there is a central landing which provides access to all five bedrooms, study area/office and family bathroom. The master bedroom is a large double bedroom with ensuite shower room as well as a walk-in wardrobe. Bedrooms two and five also benefit from ensuite shower rooms and are large doubles. Bedroom three and four are also



fantastic size double rooms with built in storage and share use of the family bathroom. The study/office space is on a separate landing with vaulted ceiling skylight allowing a flood of natural light. The modern family bathroom is a large four-piece suite with free standing bath and cubicle shower.

The rear garden is split over three levels and is made up of a large patio area directly accessible from doors off the drawing room and kitchen offering plenty of space for seating and al fresco dining. Stairs lead to a smaller secondary patio area which is a fantastic suntrap seating area. Moving to the main garden which is a large mature lawn area with beautiful views over the peaceful rear fields.

From this property Seer Green mainline station and Gerrards Cross mainline train station are both approximately 3.5 miles away. From either station, you are just 30 minutes from the West End and the tube network. Should you wish to access the tube network directly, Chalfont and Latimer Tube station is also only 3 miles away. 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

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46 Kings Road

Approximate Gross Internal Area

Ground Floor = 183.3 sq m / 1,973 sq ft

First Floor = 169.0 sq m / 1,819 sq ft

Garage = 24.3 sq m / 261 sq ft

Total = 376.6 sq m / 4,053 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.