



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



28 Amersham Road. SL9 0NZ.

£675,000 Share of Freehold

A well-proportioned ground floor flat offering generous internal accommodation and an exceptionally large frontage with off-street parking for multiple vehicles.

The property provides approximately 1,235sq ft of living space. Accommodation comprises a spacious living room to the front, as well as a large open-plan kitchen/dining room ideal for modern family living and entertaining, and three bedrooms, including a particularly generous principal bedroom. The layout is complemented by a family bathroom, a separate shower room/WC, and a useful utility area.

To the rear, the flat benefits from a private garden, offering an outdoor space for relaxation or entertaining. To the front, the substantial frontage allows for parking for several cars, making the property especially attractive to families or buyers with multiple vehicles.

Ideally suited to owner-occupiers or investors alike, this property combines space, practicality, and excellent parking provision—an increasingly hard-to-find combination.

Life in Chalfont St Peter offers the best of both worlds. Within one mile of your front door, you will find a thriving village centre with everything you need day to day, from

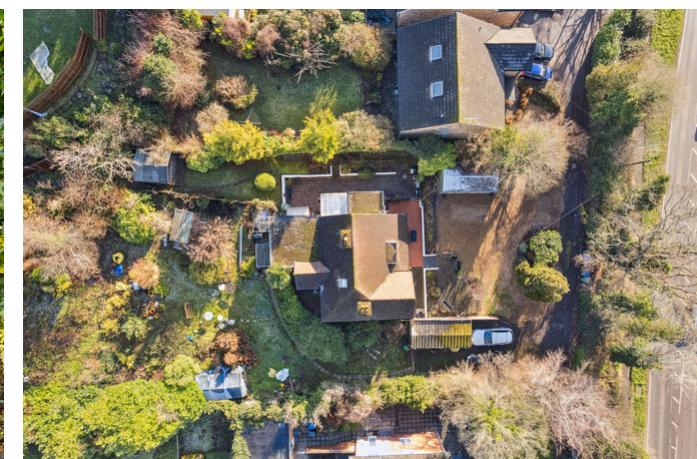


cafés and bakeries to independent shops, supermarkets, and local schools. The community is close-knit yet welcoming, with green spaces, woodland walks, and country pubs literally a short stroll away.

For families, education is a major draw, with a selection of highly regarded schools in the area including Chalfont St Peter Infant and Junior Schools, The Chalfonts Community College, plus the Dr Challoners Grammar Schools for boys and girls, plus a number of respected independent options.

When it comes to commuting or heading into London, you are perfectly placed. Gerrards Cross station is within 2.5 miles of the property, with fast trains to London Marylebone in around 20 minutes. Chalfont & Latimer station, less than 4.5 miles away offers Metropolitan Line and Chiltern Railways services.

Quick access to the M25 and M40 puts Heathrow, the M4 corridor, and central London all within easy reach by car with London Heathrow Airport approximately 20 minutes away.



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.

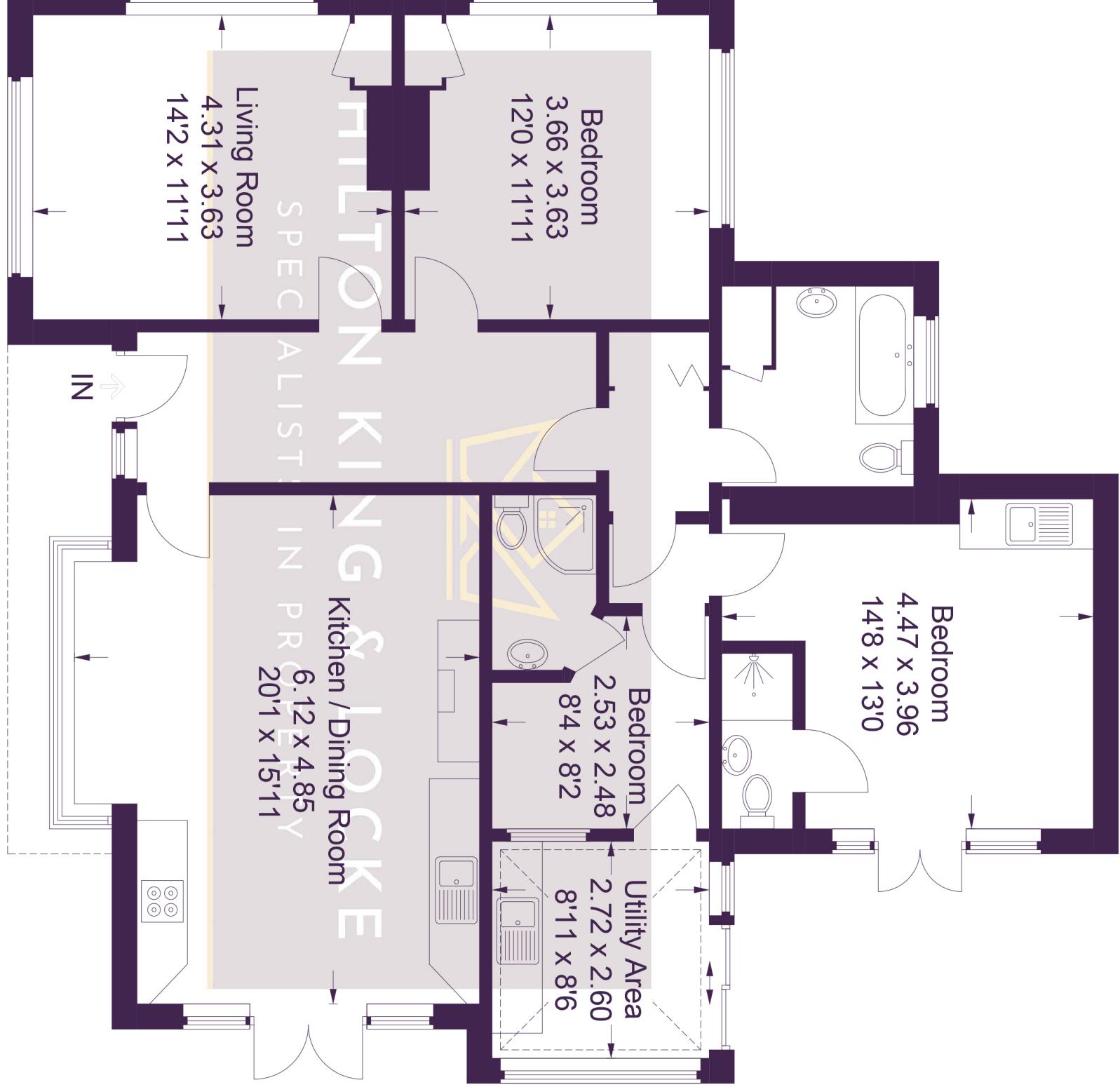


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28 Amersham Road

Approximate Gross Internal Area = 114.7 sq m / 1,235 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.