



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



42 Rickmansworth Lane, Chalfont St Peter, Buckinghamshire. SL9 0JR.

£580,000 Freehold

Hilton King and Locke are delighted to bring to market this three-bedroom detached house offering fantastic accommodation, comprising of two reception rooms, a large kitchen/diner, conservatory, and three bedrooms. The property is situated in a great location, within walking distance of Chalfont St Peter Village centre, local schools, and transport links. This property also offers fantastic potential to extend further STPP.

You enter the property into a large bright entrance hall that provides access to the front reception room and through to the kitchen/diner. The front reception is a large room which would comfortably accommodate multiple sofas and units centring around a feature fireplace. The kitchen/diner has been built to fit the room and allows space for a fitted kitchen including dishwasher, gas hob, extractor, and oven as well as units at both base and eye level allowing for plenty of storage space. There is lots of room for a dining table. The large understairs cupboard in the room makes a great pantry and further storage. The new boiler also has a new circulating pump, magnetic filter pump and the system has been power flushed. All the guarantee paperwork is in place.

Moving through the kitchen takes you past the side entrance of the house leading to a small, sunny courtyard, and offering access to the garage and garden. There is also a downstairs WC and coat storage area. This corridor then leads through to the second reception room. This is another bright and airy space with plenty of room for sofas and units. It also works well as a downstairs bedroom with its easy access to the WC and garden. This room leads out to the conservatory at very rear of the property a great additional space, with double doors opening directly onto the rear garden.

Moving to the first floor via stairs in the entrance hall brings you to an open, bright landing providing access to all three bedrooms and family bathroom. Both bedroom one and two are large double rooms and both benefit from built-in storage as well as large windows allowing ample natural light. Bedroom three is a smaller room and would be perfect as a single room, nursery, or home office. The family bathroom is a modern three-piece suite with bath, electric shower and airing cupboard.

To the front of the property there is a sizeable front garden which is



currently laid to lawn. This has the potential to become off-street parking for multiple cars and have a dropped curb.

Details of how you can apply for a licence to drop a kerb outside your house will be found by clicking on the following link ...

<https://www.buckinghamshire.gov.uk/parking-roads-and-transport/highway-licences-and-permits/apply-for-a-licence-to-drop-a-kerb-outside-your-house/>

A shared driveway down the side of the property leads to the garage. There is also side access to the back garden on the other side of the house via a small gate. The mature rear garden is approximately 70ft and deceptively wide. It is mainly laid to lawn with a paved patio area directly accessible off the conservatory offering fantastic outdoor seating space. There are three garden sheds, two at the back and one halfway down, as well as a gated side access and a door leading into the garage.

Rickmansworth Lane is convenient for access to local amenities and transport links. Gerrards Cross is less than 2.0 miles 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.

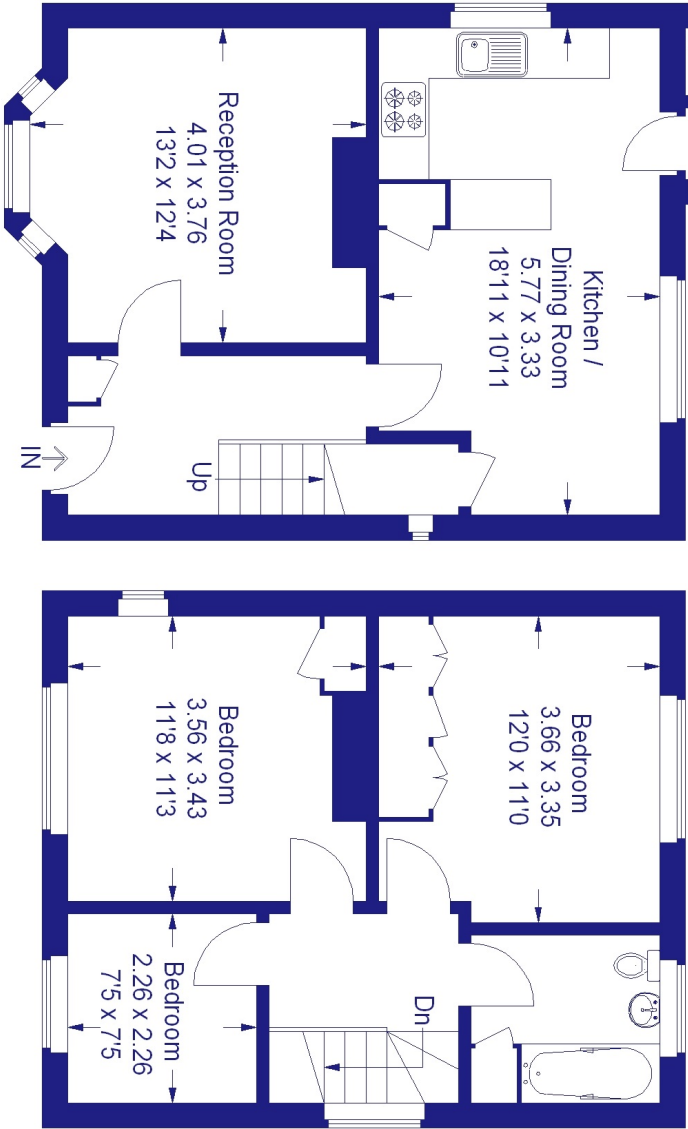
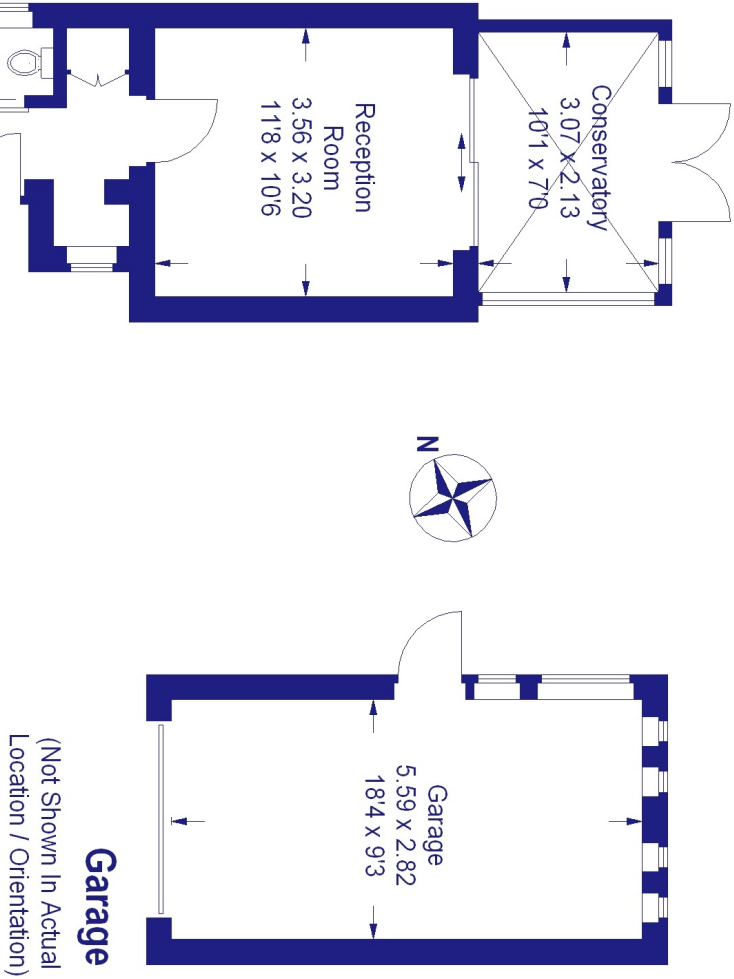


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42 Rickmansworth Lane

Approximate Gross Internal Area
Ground Floor = 66.5 sq m / 716 sq ft
First Floor = 40.5 sq m / 436 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 123.3 sq m / 1328 sq ft



Ground Floor

First Floor

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.
Produced for Hilton King & Locke