



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



90 Finches Green, Rickmansworth Lane, Chalfont St Peter, Buckinghamshire. SL9 0LY.

£3,200 pcm

Hilton King & Locke are delighted to bring to the market Finches Green, an imposing five bedroom detached nestled on the outskirts of prestigious the village of Chalfont St Peter .

This impressive detached enjoys landscaped surrounds of three acres.

On entering the porchway the property exudes natural light. The main living room is ideal for the family with double doors leading out to the rear and beautiful garden.

There is both an office with elegant bespoke furniture to set the work scene, plus a study that provides alternative use as a fifth bedroom and overlooks the front of the property. The kitchen is fitted with a range of units and provides ample space for a dining table and chairs, plus access to a utility room. This stylish family kitchen opens out into a relaxing sitting room to enjoy the south facing garden and the picturesque immaculate garden views.

The cloakroom completes the ground floor.

An impressive gallery landing window lightens the entire aspect of this family home.

First floor offers a master bedroom with fitted wardrobes and ensuite bathroom, three further double bedrooms all with wardrobes and family bathroom in immaculate condition.

Externally, the property benefits from a detached double length garage, car port and plenty of space on the front forecourt for guests dropping by to enjoy all this property has to offer .

The property is within a short stroll of numerous countryside walks and public footpaths. The M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 2.5 miles away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should



you wish to access the tube network directly, Chalfont & Latimer (within 4.3 miles) and Amersham (approx. 5.2 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is 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.

A truly stunning property and remarkable place to call home !

Please call 01753 643555 or email lettings@hklhome.co.uk to arrange a viewing .

Due to demand we advise all clients to call now to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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90 Rickmansworth Lane

Approximate Gross Internal Area

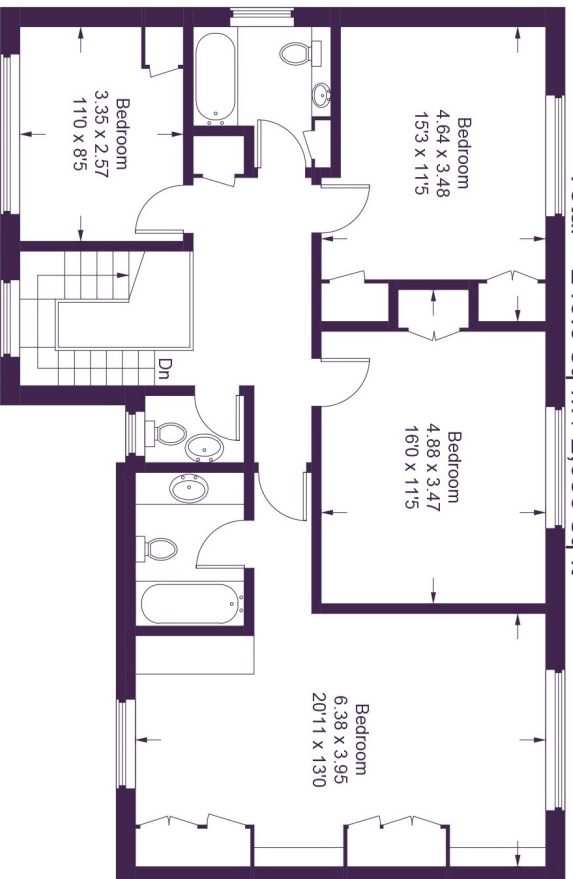
Ground Floor = 123.1 sq m / 1,325 sq ft

(Excluding Car Port)

First Floor = 93.7 sq m / 1,008 sq ft

Garage = 32.8 sq m / 353 sq ft

Total = 249.6 sq m / 2,686 sq ft



First Floor



Ground 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.

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