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23 Garners Road, Chalfont St Peter. SL9 0HA.

£955,000 Freehold

Hilton King & Locke are delighted to bring to market this immaculately presented four bedroom, detached property. The property is situated just minutes away from Chalfont St Peter village and is tucked away in a quiet Cul De Sac on the Chalfont Common side of the village. This property offers fantastic living space as well as four double rooms, large double garage, and further off-street parking.

The front door leads into the entrance hall which provides access to the living room, dining room, study and WC. The living room is a large bright room with bay windows at the front and rear allowing for a floor of natural light to enter the property. This room currently situates multiple sofas and units centring around the feature fireplace. The dining room comfortably fits a six-seater dining table and has sliding doors leading out to the rear garden. The kitchen is fitted with a range of units at base and eye level providing plenty of storage and worksurface space whilst also allowing room for double oven and gas burners, built in fridge freezer and built in dishwasher. Off the kitchen you will find the utility which has a separate sink and well as further units housing the washing machine and dryer. The study and WC off the entrance hall completes the ground floor.

Moving to the first floor, the stairs lead to a landing providing access to all four bedrooms and family bathroom. Bedroom one is a large double bedroom with built in storage and ensuite bathroom. Bedrooms two, three and four are comfortable doubles which share the use of the family bathroom which is an extremely modern four-piece suite. The loft is a fantastic size and has potential to extend subject to PP.



The well-kept garden is north westerly facing, and comprises of a large patio which is accessible via sliding doors at the rear of the property and a great size lawn.

Garners Road 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 and Chesham Grammar. 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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23 Garners Road

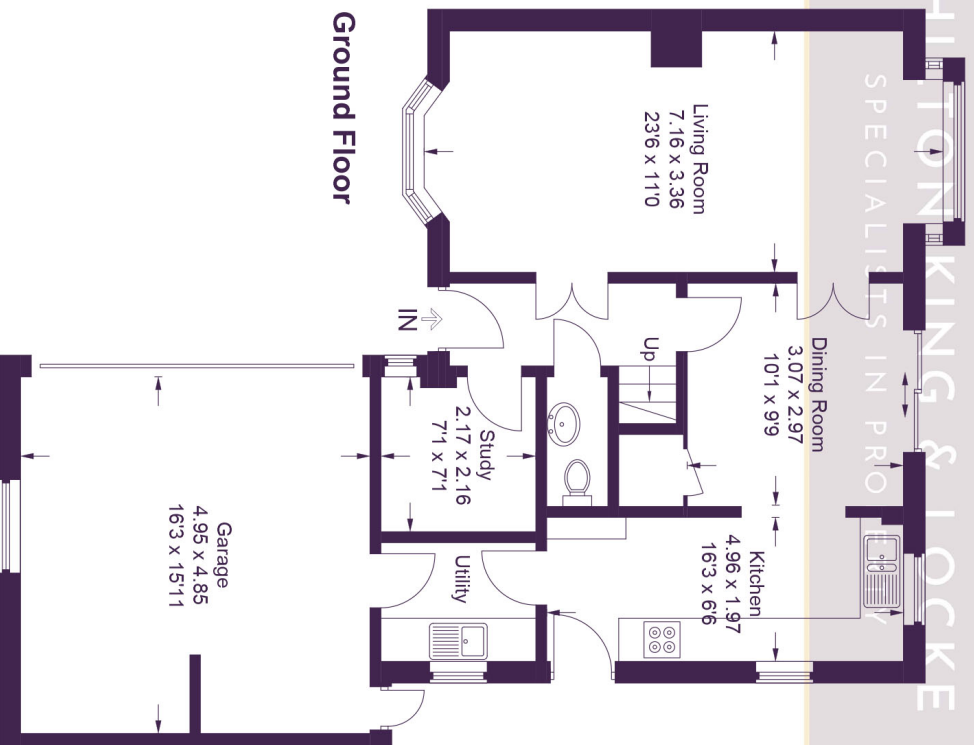
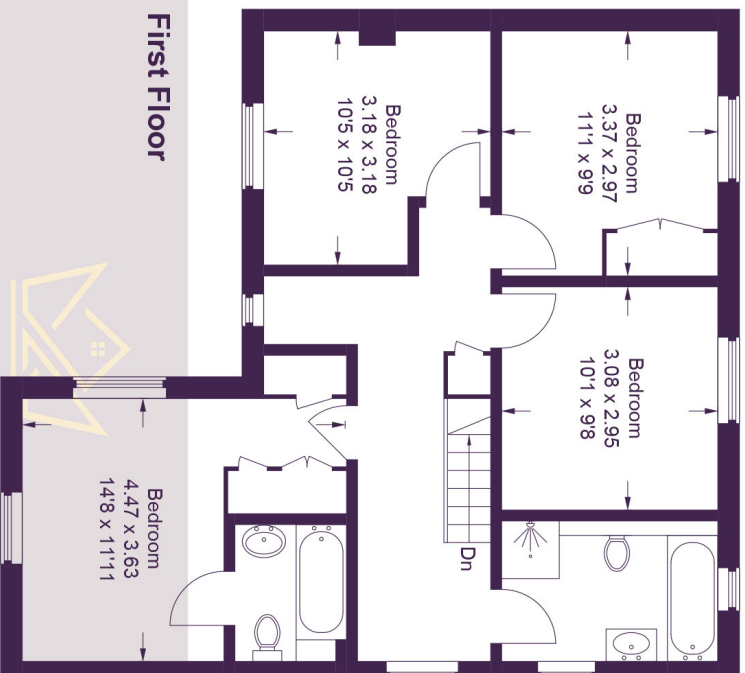
Approximate Gross Internal Area

Ground Floor = 85.5 sq m / 920 sq ft

(Including Garage)

First Floor = 67.3 sq m / 724 sq ft

Total = 152.8 sq m / 1,644 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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