

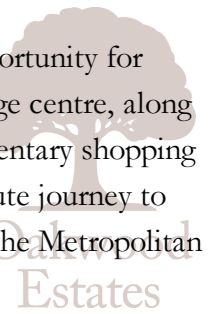


This family residence enjoys a tranquil position at the end of a quiet cul-de-sac. It boasts the convenience of off-street parking for two vehicles and a garage that offers potential for conversion into extra living space, a home office, or even a gym. Upon entering the home, you'll be greeted by a contemporary galley kitchen on the left, fully equipped with modern amenities including an integrated fridge freezer, cooker, and ample space for various appliances.










Moving on from the kitchen, you'll step into a generously proportioned and well-lit living/dining area. This inviting space features an ornamental stone fireplace and a large window that overlooks the beautifully maintained rear garden. Through the rear door, you'll find access to a paved patio area that leads onto the lawn.

Transitioning back indoors and heading to the first floor, a spacious landing grants passage to three bedrooms and a family bathroom that has been tastefully refurbished to a high standard. Bedroom two gazes out towards the front of the property, while bedrooms one and three offer serene views of the peaceful rear garden.

Nestled within the leafy surroundings of Chalfont Common, Hill Farm Road provides the opportunity for picturesque countryside strolls while still remaining conveniently close to Chalfont St. Peter Village centre, along with its array of shops and amenities. Additionally, the neighboring Gerrards Cross offers supplementary shopping options and convenient transport connections via the Chiltern Rail, allowing for a swift 22-minute journey to London Marylebone. Nearby stations like Amersham and Chalfont & Latimer also offer access to the Metropolitan Line and London Underground services, ensuring easy access to Central London.

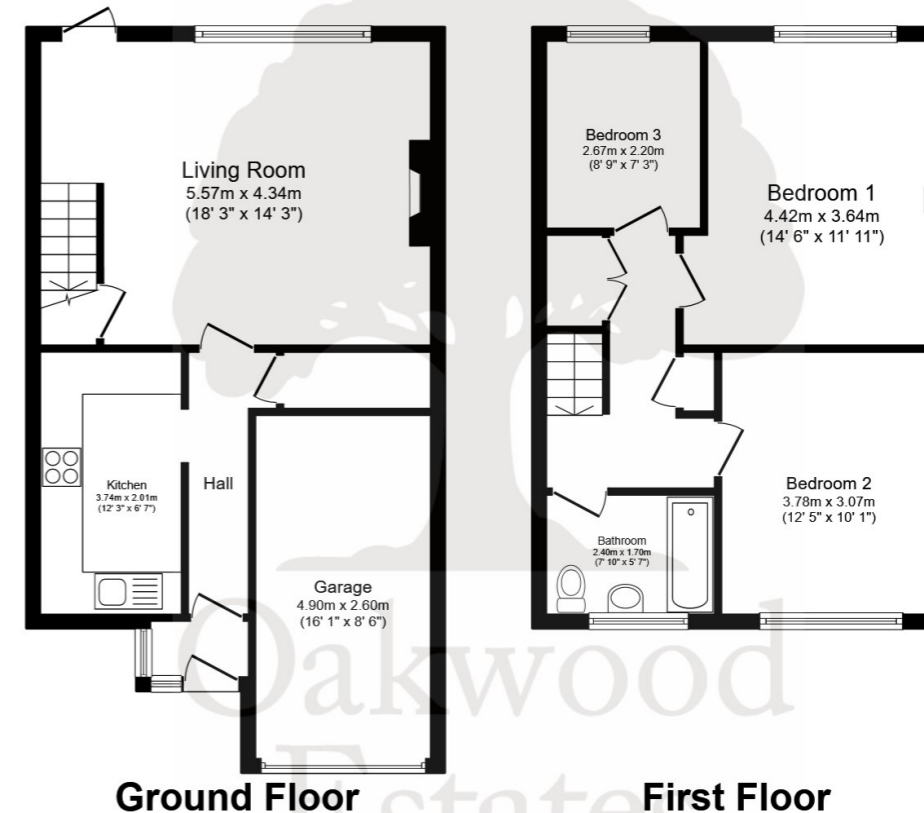


Property Information

-  3 BEDROOM END OF TERRACE HOUSE
-  PARKING FOR 2 CARS
-  GARAGE
-  SIDE ACCESS THROUGH TO GARDEN
-  COUNCIL TAX BAND- E
-  CUL-DE-SAC LOCATION
-  PERFECT FOR FIRST TIME BUYERS
-  CLOSE TO LOCAL SCHOOLS AND VILLAGE CENTRE
-  EPC- D
-  SOUTH FACING REAR GARDEN

					
x3	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area 97.6 sq.m. (1,051 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Local Area

Nestled within the charming village of Chalfont St. Peter, the estate enjoys a picturesque setting in the heart of Buckinghamshire, England. The village itself exudes a traditional English charm with its historic buildings, quaint shops, and tree-lined streets.

Surrounded by lush greenery and open countryside, the area is known for its natural beauty. Residents can take advantage of the numerous parks, nature reserves, and walking trails nearby, making it an ideal location for outdoor enthusiasts and those who appreciate a tranquil setting. Chiltern Open Air Museum and Colne Valley Regional Park are just a short distance away, offering opportunities for leisurely strolls, picnics, and wildlife spotting.

Schools

Some of the local schools are the following:

- Chalfont St. Peter Church of England Academy
- Chalfont St. Giles Infant School
- Chalfont St. Giles Junior School
- Robertswood Church of England Primary School
- Dr Challoner's High School
- Dr Challoner's Grammar School

The Chalfonts Community College

It's always recommended to conduct further research and contact the schools directly for more detailed information about their programs and admissions processes.

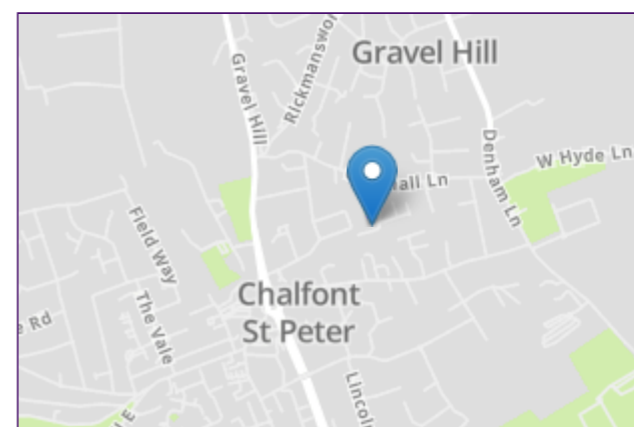
Transport Links

Road: The area benefits from excellent road connections. The nearby A413 road provides easy access to major road networks, including the A40 and M40, facilitating travel to nearby towns and cities such as Amersham, High Wycombe, and London. The M25 motorway is also within close proximity, allowing for convenient access to destinations further afield.

Train: Chalfont St. Peter and Gerrards Cross are the nearest train stations to the Chalfont Heights estate. Both stations offer regular train services to London, with direct trains to London Marylebone. This makes the area particularly attractive for commuters, providing a convenient and efficient route into the city for work.

Rental Amount

£1750 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	