



**Kingsley, Gold Hill North, Chalfont St Peter, Buckinghamshire SL9 9JE**

Guide Price  
**£625,000**

**SIMON COLMAN**  
**exp**

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**Council Tax Band: E**

**Tenure: Freehold**

**Property Type: Semi Detached House**

**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

**QUOTE REF: SC-1620** A character semi-detached house with Period features and views across Gold Hill Common.

3 Bedrooms/Sitting Room/Dining Room/Kitchen/Large Bathroom/Easily Managed Garden

- A modernised character home
- Recently re-fitted bathroom
- Period features
- Accommodation on three floors
- Overlooking Gold Hill Common
- Convenient for the Village Centre and Schools
- Leisure Centre nearby
- Manageable Garden





THE PROPERTY Covered entrance and door to Entrance Hall. Sitting Room with bay window, feature open fireplace with cast iron grate and inset tiles, exposed wood flooring.

Dining Room also with cast iron fireplace with timber surround and inset tiles. Exposed wood flooring and understairs storage cupboard.

Kitchen with a range of modern floor & wall cupboards, drawers, gas hob, fitted oven, extractor above, space for appliances, plumbing for washing machine. Door to Garden.

On the first floor - Landing. Bedroom 1 with cast iron fireplace surround, built-in wardrobe, two windows with views of Gold Hill Common.

Bedroom 2. Bathroom recently re-fitted with panel enclosed bath & shower, vanity basin, mirror with lighting, WC, tiled walls & floor, cupboard with shelves housing gas fire central heating boiler.

On the second floor - Bedroom 3 with eaves storage, Velux window and dormer window to the rear.

OUTSIDE The property is well screened from the Road by a low brick wall and hedging. Steps and a gate lead to the property and the sunny front garden with seating area. To the rear the Garden is attractively paved with two areas of terracing and lawn. The garden is well enclosed by fencing and a rendered wall. External lighting.



Chalfont St Peter is a vibrant village community with a strong local identity. The busy shopping area provides a mix of High Street brands and independent shops for day-to-day requirements. In addition to the Hub Centre for community events there is also a wide range of leisure and sports clubs.

SCHOOLS - There are Infant and Junior Schools in the Village. Robertswood School is nearby. Senior Schools include the Chalfonts Community College, Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls in Little Chalfont.

For the commuter Gerrards Cross Mainline Station offers a fast and frequent service to London Marylebone on the Chiltern Line.

Approximate Gross Internal Area  
 Ground Floor = 46.0 sq m / 495 sq ft  
 First Floor = 45.5 sq m / 490 sq ft  
 Second Floor = 23.9 sq m / 257 sq ft  
 Total = 115.4 sq m / 1,242 sq ft

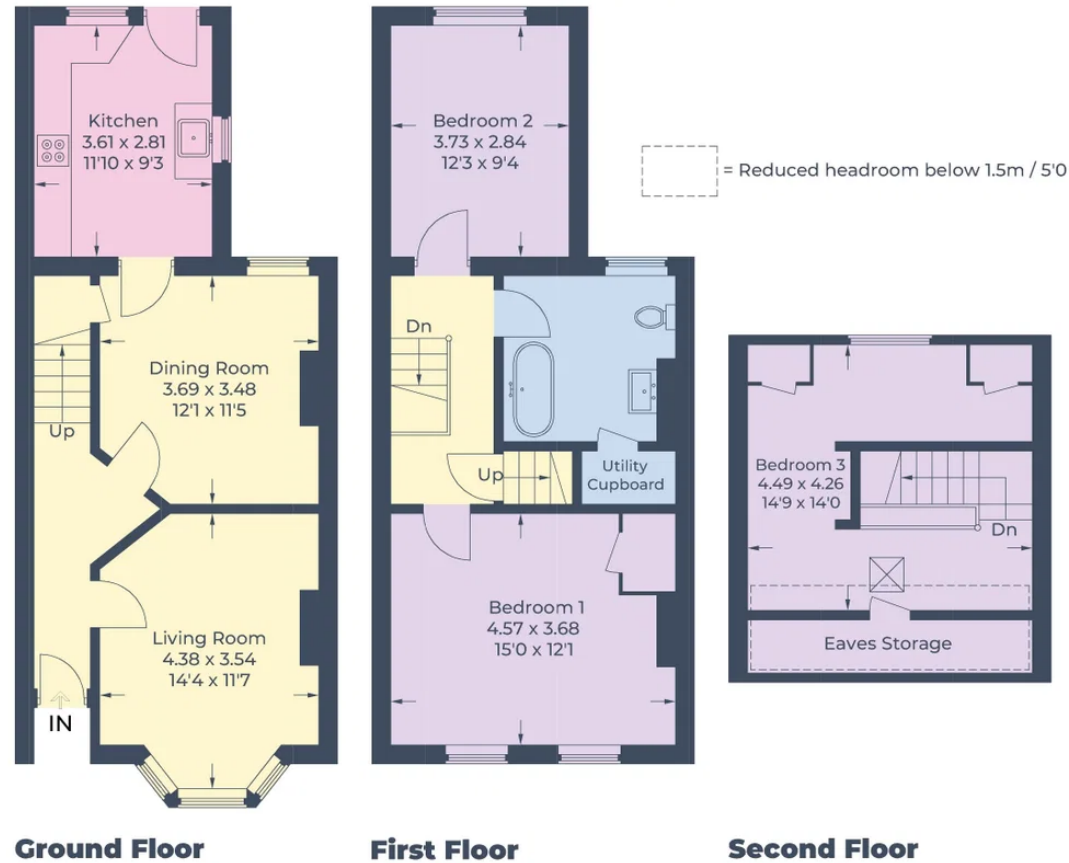


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