

Hamptons

INTERNATIONAL



Gold Hill East, Gerrards Cross, SL9

3  1  1 

OFFERS IN EXCESS OF

£650,000

(£650,000)

Property details



Key features

- Fully Renovated
- Three Bedrooms
- One Bathroom
- One Loft Room
- One Reception Room
- Kitchen/Diner
- Downstairs WC
- Parking for multiple Cars
- Garage
- Private Garden

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Description

A thoughtfully modernised three-bedroom home offering stylish, modern living, ideally located within walking distance of the sought-after village of Chalfont St Peter with beautiful views across the common. This year the house was upgraded with a 10-month professional refit. Please speak to staff for full specifications. The kitchen/dining room is generously sized to accommodate a large dining table, perfect for entertaining or family gatherings. The generous kitchen has space for fridge & freezer and comes with a built-in dishwasher and double oven, with hood extractor. New LED lights shine down on granite worktops. Plenty of storage space, and ample power sockets. An open archway connects the lounge to the kitchen/diner, promoting a communal lifestyle. This can easily be enclosed with doors for a more private lounge setup. The floor comprises solid (21mm) solid oak plank flooring, supplied by a Danish firm called Junckers. TV, power and internet both ends of the lounge enable flexible TV positioning. There is also a downstairs WC. The cupboard is plumbed for both washer and dryer. There are four upstairs rooms: Two double bedrooms, one single and a loft room. The main bedroom offers fabulous views over the common. Compact attic stairs lead up to the loft room which has extra power and internet ports, which would make it a great space for a desk or TV / gaming area, or as clean accessible storage. The upstairs also comprises a family bathroom, with bath and shower, along with new LED lighting, heated floor and large stainless steel towel rail. full fibre Internet (FTTP) is connected to the internal wired (CAT6s) network, for 1,000mb Internet in most rooms. Outside The rear windows look out over a newly landscaped low maintenance cottage garden, featuring 3 garden areas, with raised beds & a shady top level for those hot summer days, making it a useful summer space to expand into with lighting, power & water tap. There is dedicated parking for multiple cars including the garage. The rear courtyard benefits from night-time low lighting, making it feel safe for those evening homecomings. Situation The popular village of Chalfont St Peter is situated approximately 23 miles from Central London. The property is located only 1.2 miles to Gerrards Cross town centre and 0.2 of a mile to Chalfont St Peter village centre. Both provide good day to day shopping facilities with supermarkets (Waitrose, Tesco and Marks & Spencer Food Hall), churches, independent shops and restaurants. Gerrards Cross also has both an Everyman Cinema and the Chiltern Line Railway with fast services to London Marylebone taking 18 minutes. The motorway network can be accessed at M40 Junction 1 (Denham), approximately 3-4 miles distance, linking to M25, M1, M4 and Heathrow, Luton and Gatwick airports. There are very good sporting facilities within the local area including tennis at Bull Lane, golf at Gerrards Cross, local leisure centre & swimming pool and country walks. Property Ref Number: HAM-61940



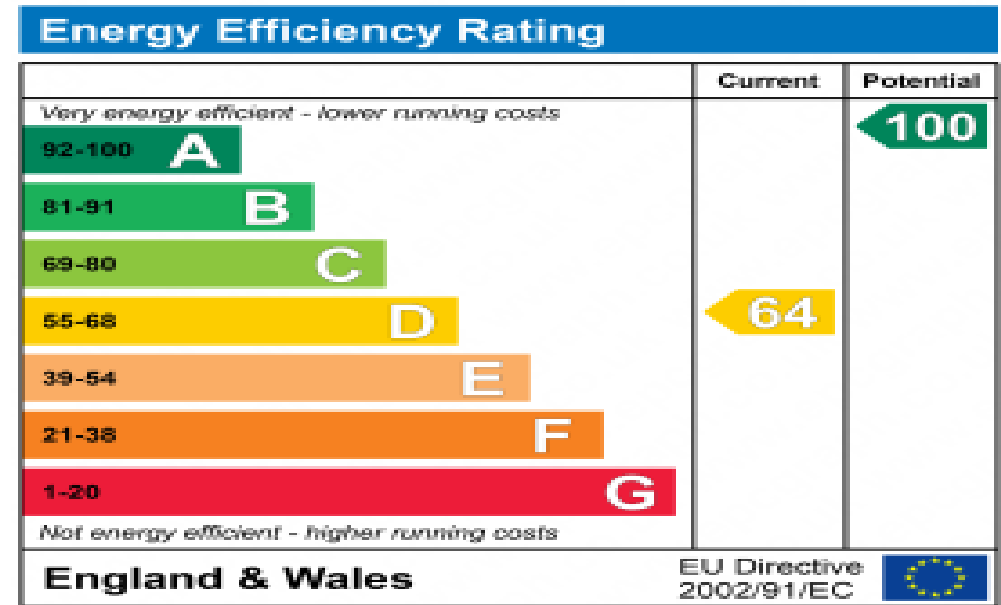












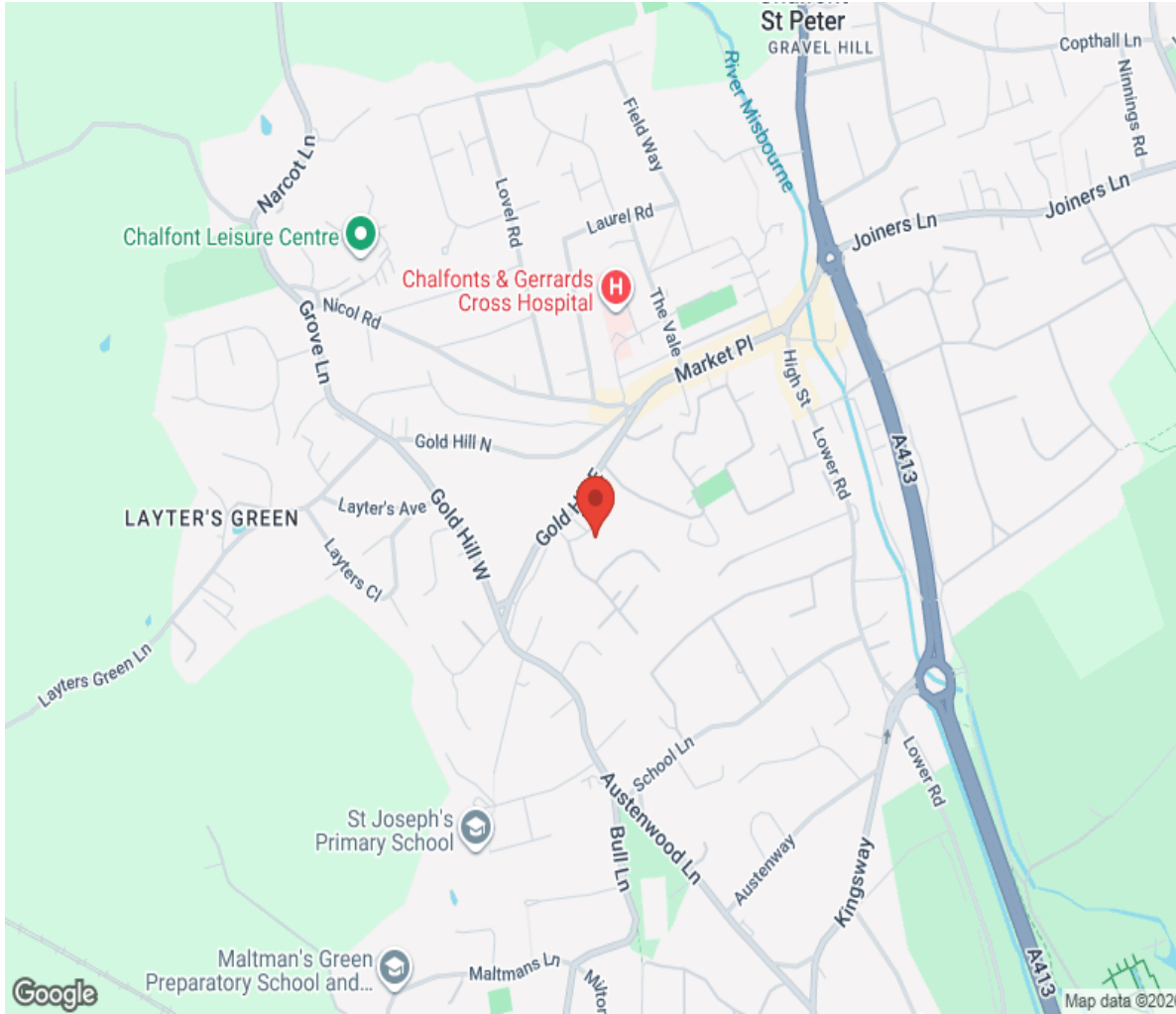
Floor plan

Approximate Area = 1132 sq ft / 105.1 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1291 sq ft / 119.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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