



GOLD HILL NORTH
Chalfont St Peter SL9 9JE



BARTRAMS

KINGSLEY

Gold Hill North, Chalfont St Peter SL9 9JE

A 3 bedroom, two reception character halls adjoining semi detached home over three levels, circa early 1900's and is located within a prime position opposite Gold Hill Common and walking distance to the village centre.

Available End of August

Summary of accomodation

Entrance hallway, two separate receptions and fitted kitchen giving access to garden at rear. To the first floor a 15 x 12'1 master bedroom with sash windows looking out on to the open common, family bathroom and a 12'3 x 9'4 second bedroom. Stairs to the second floor gives access to bedroom three.

Gardens

To the front a pedestrian gates access with steps up to a secluded patio area with mature hedging to two sides. To the rear a three tiered garden with patios and lawned area.

Location

The property is situated at the top of Gold Hill, facing the Common, with a wooded copse and open green nearby. Within walking distance, Chalfont St Peter Village Centre offers comprehensive day-to-day shopping, restaurants, and a Marks and Spencer food hall. Buckinghamshire is renowned for its education system, featuring an excellent selection of state and independent schools, including the highly regarded Dr Challoner's Grammar School. Both Chalfont St Peter Infant School and Community College are also within walking distance.

Local transport links are easily accessible, with the M40 and M4 motorways nearby. Gerrards Cross mainline train station, about 1.5 miles away, provides fast train access to London Marylebone in approximately 22 minutes. The Metropolitan Line can be accessed at Amersham and Chalfont & Latimer Tube stations.

The area is well-equipped with sporting facilities including the Buckinghamshire, Gerrards Cross, and Denham Golf Courses. Lawn tennis is also available at Gerrards Cross & Beaconsfield





Services:

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Council Tax Band: E

EPC Rating: E

Local Authority:

Buckinghamshire Council

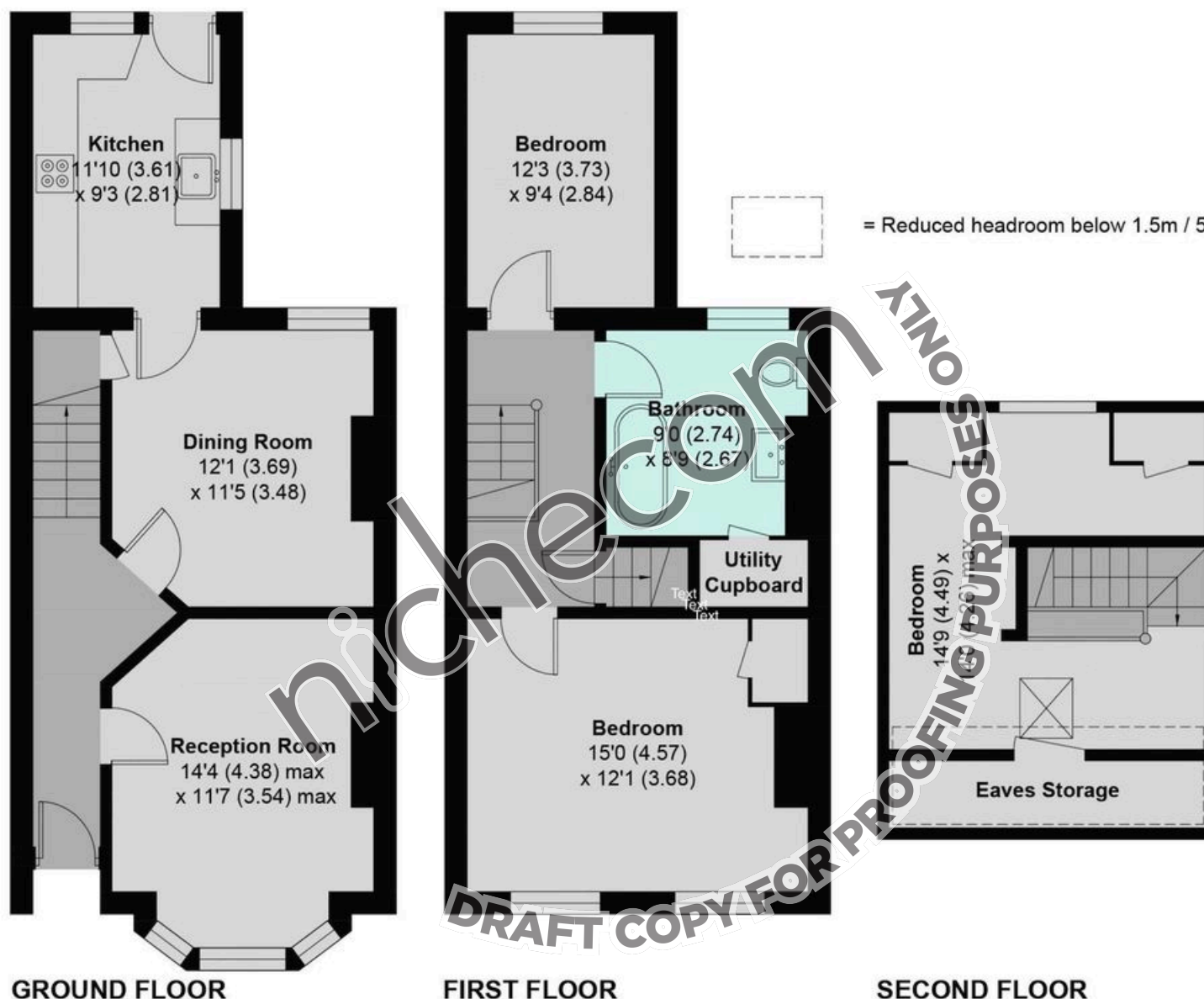
Tenancy Info:

Rent @ £2350pcm

Holding deposit (1 weeks rent) @ £542.30

Deposit (5 weeks rent) @ £2,711.53





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