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57 Lansdown Road, Chalfont St Peter, Buckinghamshire. SL9 9SP.

£599,950 Freehold

This three bedroom semi detached characterful semi detached cottage is situated within walking distance of Chalfont St Peter Village Centre. The property offers bright, spacious accommodation, very well presented and features a lovely rear garden with raised decking area and stunning views. Other local amenities, including schools, bus routes and Gold Hill Common are all easily accessible. Viewing recommended.

Upon entering the property there is a nice size hall way with doors leading to the living room and dining room. The living room has a front aspect double glazed window with feature fireplace and wooden surround. The dining room has a rear aspect window and door leading to the kitchen/breakfast room which has a range of fitted units at base and eye level, rear aspect windows and door leading to the garden.

Moving to the first floor there are three excellent size bedrooms. The master bedroom has twin windows overlooking the front of the property and lots of space for double bed and wardrobes. Bedroom two and three both have rear aspect double glazed windows and the family bathroom completes the first floor accommodation.

To the front of the property there is a small garden area with shrubs and flowers. The rear garden is particularly impressive, mainly laid to lawn with fencing one side and mature hedges the other. There is a raised decking area providing more than enough space for table, chairs and barbeque.

There is scope for extension, subject to planning permission.



The property is situated less than a 0.5 mile walk of Chalfont St Peter Village Centre, where M&S Food Hall, Co Op, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is a fraction over 1.5 mile away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. This property is within catchment of Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is 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.



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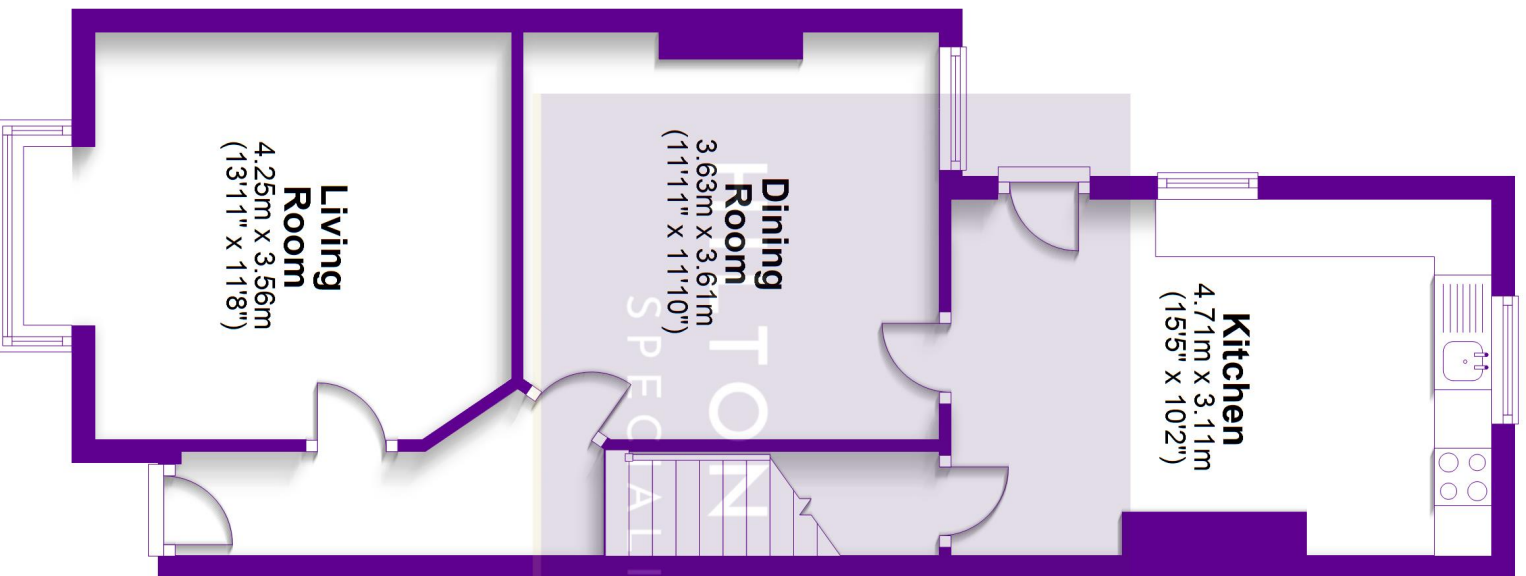


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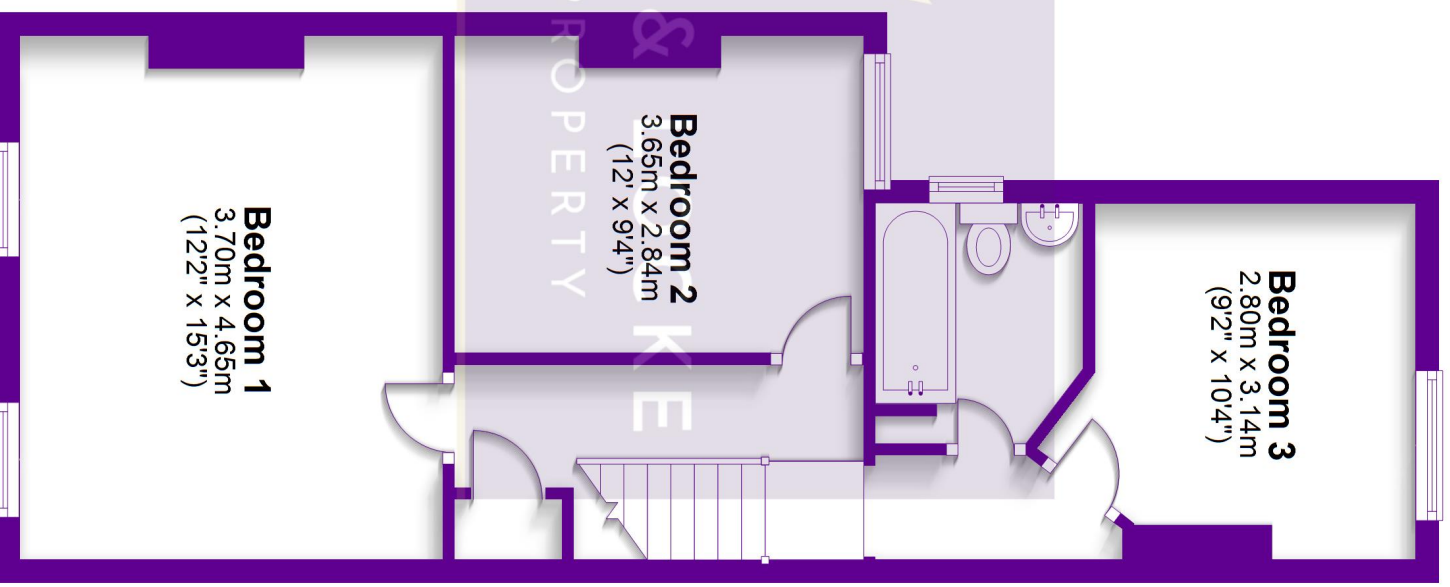
Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only.

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