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

£675,000 Freehold



This stunning, three bedroom, two bathroom extended semi detached family home has been significantly extended to provide deceptively spacious accommodation. The property is presented to a high 'show home' standard and an appointment to view is highly recommended.

There is a superb 25'4 x 12'9 fitted kitchen-dining room which is a real feature of this home and includes an extensive range of fitted units at base and eye level, including an island unit with breakfast bar. The kitchen also has quality integrated appliances and composite quartz work surfaces. The dining area has double glazed french doors leading to the garden (approx 80 ft) plus an attractive vaulted section of the ceiling with skylight windows helping to provide a bright living space.

To the front of the property there is a living room with fireplace and a modern bathroom completes the ground floor. On the first floor there are three good size bedrooms plus a modern shower room. The property has gas central heating with combination boiler and double glazed windows.

Outside the property, there is off street parking for two cars on the front driveway and to the rear, the garden is mainly laid to lawn with paved patio area and access to the garden store which provides the potential use as a gym or home office.





This excellent house is extremely convenient for access to local amenities and transport links. Gerrards Cross is less than 2.0 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also 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.



**Important Notice**

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# 23 Lansdown Road

Approximate Gross Internal Area

Ground Floor = 52.3 sq m / 563 sq ft

First Floor = 39.6 sq m / 426 sq ft

Garden Store = 17.5 sq m / 188 sq ft

Total = 109.4 sq m / 1,177 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.