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Lansdown Road, Chalfont St Peter, Buckinghamshire. SL9 9SR.

£799,950 Freehold

This characterful four bedroom semi detached house occupies an exclusive off road setting in a highly sought after residential location. The property is presented in excellent decorative order throughout and offers extremely spacious, bright accommodation arranged over three floors which includes two reception rooms, conservatory and four double bedrooms. The property is set in attractive mature gardens and there is scope for further extension to the side of the property, subject to planning permission.

The property is accessed by a driveway off Lansdown Road which leads to the garage, off street parking and gate leading into the front garden. The front door leads into an entrance porch, which in turn leads through to the spacious entrance hall from where the ground floor cloakroom is located. The living room has a feature fireplace and side aspect double glazed window, plus french doors leading into the conservatory which enjoys views over the private garden. A door from the living room also leads through to the dining room which has a side aspect double glazed window and an opening leading through to the kitchen which is fitted with modern two tone gloss units at base and eye level. There is a fitted electric double oven, hob with extractor hood over and integrated dishwasher. A door leads into the utility area and there is a double glazed rear aspect window plus french doors leading out to the rear garden.

Moving to the first floor via stairs in the entrance hall, the first landing has front and rear aspect double glazed windows. Bedroom one is situated at the front of the property and has a wall of fitted wardrobes and dual aspect windows. Bedroom Two also has a dual aspect and features a fitted wardrobe. The recently refitted modern bathroom features a white suite which includes panel enclosed bath and separate shower cubicle, plus side aspect double glazed window.

On the second floor, which again is accessed from stairs on the landing, there are two further double bedrooms. Bedroom three has a front aspect window plus two walk in wardrobes and bedroom four also has a front aspect window plus door leading to a large storage area in the eaves.

Outside, the gardens are mature, well kept and mainly laid to lawn with flower and shrub borders. There is a paved patio area and further garden area to the side of the property, providing the space for



potential extension, subject to the usual planning consent. The property also benefits from a detached garage and off street parking.

Chalfont St Peter Village Centre is approximately a six minute walk from the property where M&S Food Hall, Co Op, Costa Coffee and a variety of independent shops and Cafes will be found. Gold Hill Common and a number of pleasant walks are just a short stroll away.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is less than two miles 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.



Important Notice

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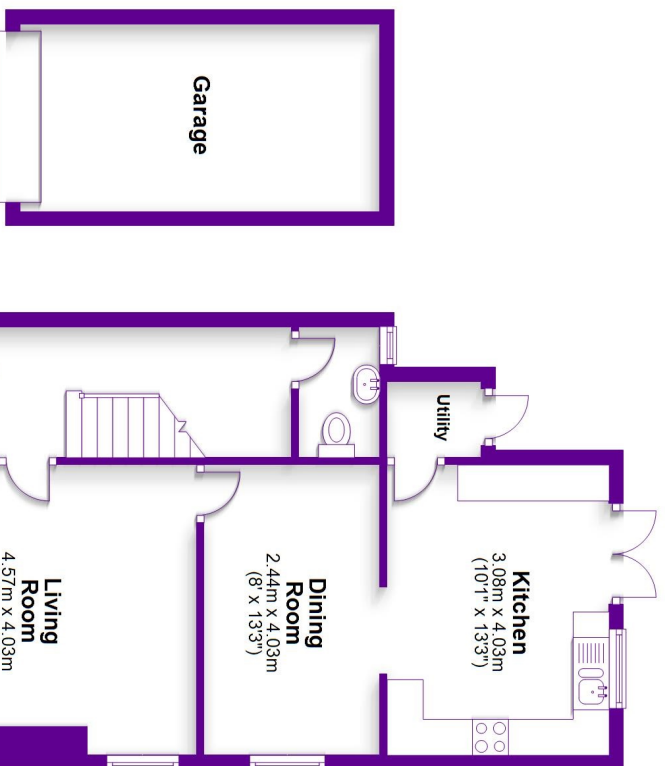


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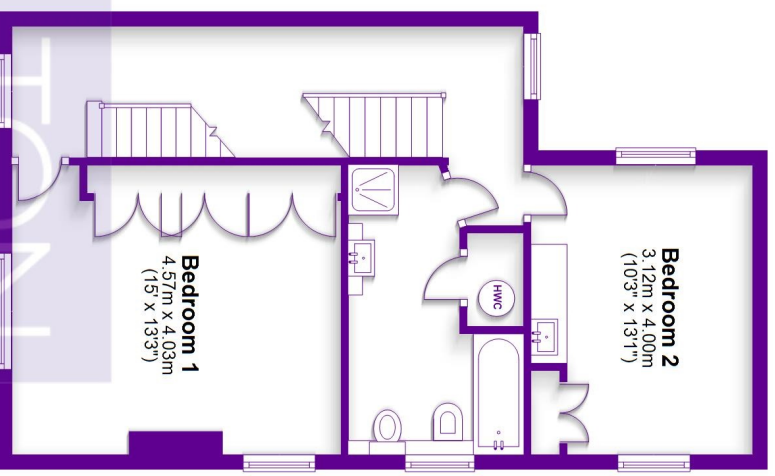
Ground Floor

Approx. 69.5 sq. metres (747.7 sq. feet)



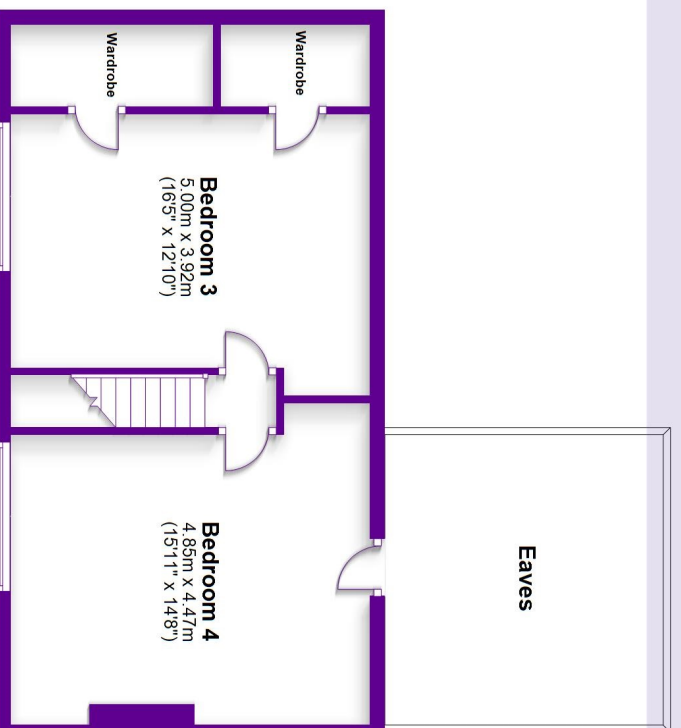
First Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Second Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



Total area: approx. 172.1 sq. metres (1852.3 sq. feet)

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