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Lansdown Road
Gerrards Cross, Buckinghamshire, SL9 9SP



£550,000 Freehold

A semi detached period cottage being sold with NO ONWARD CHAIN, set well back from the road, offering bright and airy accommodation which has been lovingly maintained by the current owners. This delightful home, which has a garage, has ample parking to the front with space for two cars and a side entrance that leads to an easy to maintain rear garden. The property, which is within easy walking distance of the village centre with all its amenities and excellent schools, is sure to attract a wide audience. Upon entering, one is instantly greeted by a great sense of warmth, space, and light throughout. The ground floor comprises of an entrance hall, sitting room, dining room and modern fitted kitchen. On the first floor there are three bedrooms and a modern fitted bathroom. Further features include gas central heating and double glazing.

Entrance Lobby

Modern UPVC door with opaque leaded light double glazed glass insets. Opaque double glazed window and further double glazed window overlooking front aspect. Tiled floor. Character wooden door with leaded light glass inset leading to:

Entrance Hall

Polished wooden floorboards. Dado rail. Leaded light window overlooking side aspect. Corner display unit with cupboard housing electrics. Radiator. Stairs leading to first floor and landing.

Sitting Room

14' 5" x 12' 11" (4.39m x 3.94m) Feature double glazed bay window overlooking front aspect. Wood burning stove fitted into chimney recess with slate hearth. Polished wood flooring. Ornate coved ceiling. Ceiling rose. Hanging picture rail. Two wall points. Downlighters. Radiator.

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m) Polished wooden floor boards. Large under stairs storage cupboard. Hanging picture rail. Downlighters. Radiator. Double glazed windows overlooking side and rear aspects. Door to:

Kitchen

12' 2" x 7' 11" (3.71m x 2.41m) Well fitted with modern wall and base units. Granite work surfaces with splashbacks. Fitted four ring electric hob with expel air above. Built in oven and grill. Fitted dishwasher. Plumbed for washing machine. Space for American style fridge/freezer. Tiled floor. Coved ceiling. Downlighters. Casement door with double glazed glass inset leading to patio and rear garden. Double glazed window overlooking rear aspect.

First Floor

Landing

Dado rail. Down lighter. Access to insulated and boarded loft with pull down aluminium ladder.

Bedroom 1

14' 9" x 12' 11" (4.50m x 3.94m) Feature double glazed bay window overlooking front aspect. Downlighters. Radiator.

Bedroom 2

12' 4" x 7' 11" (3.76m x 2.41m) Access to loft space. Double glazed window overlooking rear aspect. Radiator.

Bedroom 3

9' 8" x 7' 4" (2.95m x 2.24m) Airing cupboard with lagged cylinder and slatted shelving. Radiator. Double glazed window overlooking side aspect.

Bathroom

Partly tiled with a modern white suite incorporating corner bath with a wall mounted shower attachment, wash hand basin set into vanity unit with granite work surface and with cupboards under, and a WC. Wall mounted storage cupboard. Heated towel rail. Tiled flooring. Downlighters. Opaque double glazed window overlooking rear aspect.

Outside

Garage

17' 1" x 8' 8" (5.21m x 2.64m) In a block with an up and over metal door.

Front Garden

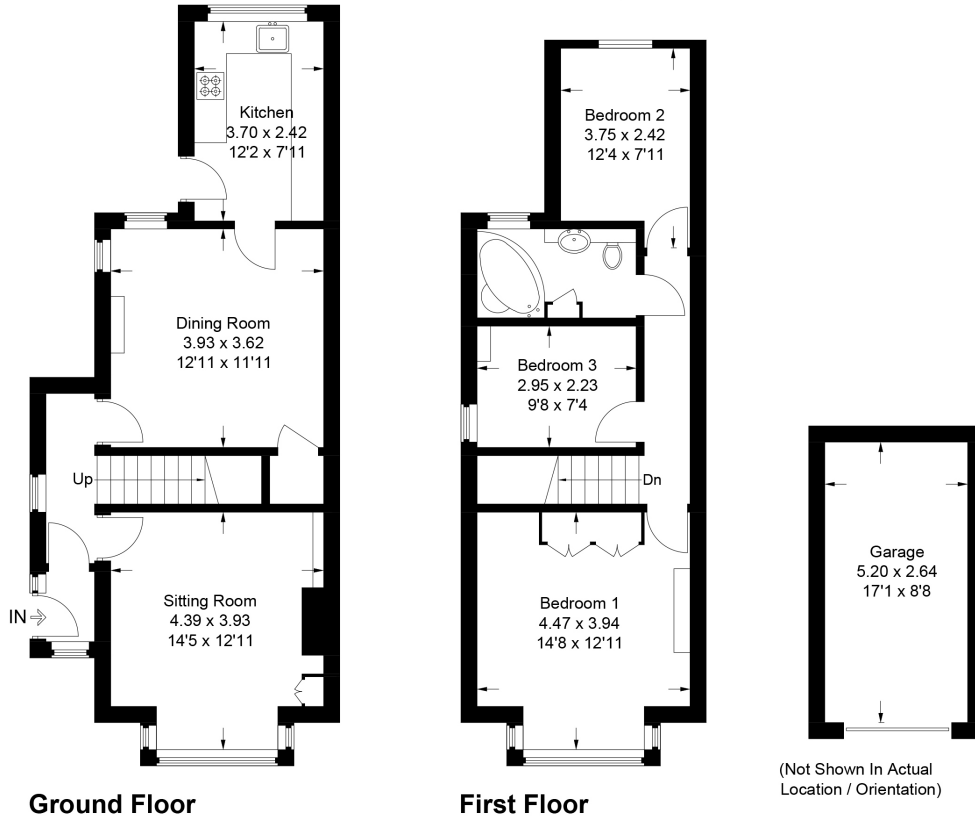
Area laid to lawn with laurel hedging and wooden fence boundary. Flower bed borders. Brick paved parking space for two cars. Outside light point.

Rear Garden

Area laid to lawn with wooden fence boundaries. Flower beds. Paved patio area. Outside light point. Pedestrian side access with wooden gate. Cupboard housing a water softener. Two outside light points. Outside tap.



Approximate Gross Internal Area
 Ground Floor = 51.8 sq m / 558 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 110.6 sq m / 1,191 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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