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



## £550,000 Freehold

A character, red brick, end of terrace cottage situated within easy walking distance of the village centre with all its amenities and local schools. The property is in excellent decorative order throughout and an internal inspection is highly recommended. The accommodation on the ground floor comprises of a through lounge/ dining room and kitchen. On the first floor there is a double and single bedroom and a bathroom. On the second floor there is a further double bedroom. Further features include gas central heating, double glazing and a private south westerly facing rear garden.

### Sitting/ Dining Room

26' 2" x 11' 11" (7.98m x 3.63m) Feature double glazed bay window over looking front aspect. Double glazed sash window over looking rear aspect. Hole in the wall fireplace. Two radiators. Varnished floor boards. Under stairs storage cupboards.

### Inner Lobby

Tiled floor. Stairs leading to first floor and landing. Casement door with double glazed glass inset leading to rear. Radiator. Coved ceiling. Down lighters. Door to:

### Kitchen

12' 4" x 7' 2" (3.76m x 2.18m) Double aspect room with double glazed windows over looking rear and side aspects. Well fitted with wall and base units. Worksurfaces with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted oven. Plumbed for washing machine. Space for dryer. Space for upright fridge/ freezer. Down lighters. Tiled floor. Radiator.

### First Floor

#### Landing

Stairs leading to second floor.

### Bedroom 1

12' 0" x 12' 0" (3.66m x 3.66m) Coved ceiling. Radiator. Double glazed sash window over looking front aspect.

### Bedroom 3

12' 8" x 6' 0" (3.86m x 1.83m) Coved ceiling. Radiator. Double glazed sash window over looking rear aspect.

### Bathroom

Majority tiled with a white suite incorporating bath with mixer tap, w.c, wash hand basin with drawer units under and walk in shower. Heated chrome towel rail. Down lighters. Expel air. Tiled floor. Double glazed opaque/ clear sash window over looking rear aspect.

## Second Floor

### Bedroom 2

13' 1" x 11' 8" (3.99m x 3.56m) Varnished floor boards. Under eaves storage space. Coved ceiling. Radiator. Double glazed sash window over looking rear aspect. Circular double glazed window over looking side aspect. Further double glazed window over looking rear aspect.

### Outside

#### To The Front

Steps leading to front door. Wooden picket fence and wooden fence boundary. Flower bed border.

#### To The Rear

A private south westerly facing garden which has artificial grass and a wooden deck area. Wooden fence boundaries. Outside tap. Pedestrian side access with wooden gate.



# 56 Lansdown Road

Approximate Gross Internal Area

Ground Floor = 40.1 sq m / 432 sq ft

First Floor = 34.0 sq m / 366 sq ft

Second Floor = 14.0 sq m / 151 sq ft

Total = 88.1 sq m / 948 sq ft




Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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