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SPECIALISTS IN PROPERTY



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

£599,950 Freehold

This extended three bedroom cottage is presented for sale in excellent decorative order throughout and has spacious, flexible accommodation. The property is situated in a sought after residential road, within walking distance of Chalfont St Peter Village Centre plus local schools. There is off street parking and large rear garden with patio area and outbuilding. Viewing is highly recommended.

From the hallway a door leads through to the superb living/dining room which has two feature fireplaces and bay window overlooking the front of the property. From here a door leads through to the impressive kitchen/breakfast room. The kitchen area comprises of a range of fitted units at base and eye level and is open plan to the breakfast room which has windows and French doors overlooking and leading to the excellent rear garden featuring paved patio area, lawn with flower and shrub borders plus a superb timber outbuilding providing the potential use as a home office, gym, playroom and/or storage.

Moving to the first floor via the staircase from the hallway, the landing is of a good size and provides access to all bedrooms plus the bathroom. The master bedroom is particularly large with one wall of fitted wardrobes and the two double glazed windows have a bright aspect and views over the Village. Bedrooms two and three are also of a good size and have a rear aspect. The bathroom with modern white suite completes the first floor accommodation.



To the front of the property there is off street parking for at least one car. The rear garden extends to approximately 100' and is mainly laid to lawn with mature shrubs and trees plus a good size patio area. The outbuilding is situated at the end of the garden.

Chalfont St Peter Village which has a range of shops, including M&S Food Hall, Costa Coffee, boutiques and restaurants, all of which are approx. 500 metres away. All other local amenities and transport links are also easily accessible.

The property is also situated within a short walk of Chalfont St Peter Infant School, Church of England Academy and Chalfont Community College plus Gold Hill Common and the Village Centre. Local transport networks, M40 and M4 motorways are easily accessible. Gerrards Cross mainline train station is just 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, Chalfont & Latimer and Denham Tube stations are all easily accessible.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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36 Lansdown Road

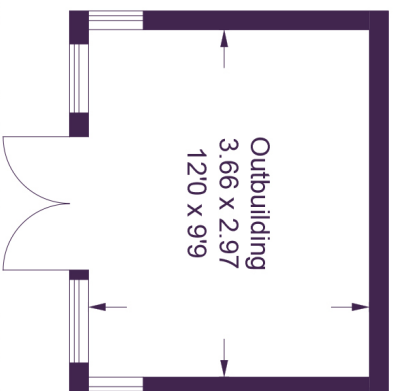
Approximate Gross Internal Area

Ground Floor = 60.0 sq m / 646 sq ft

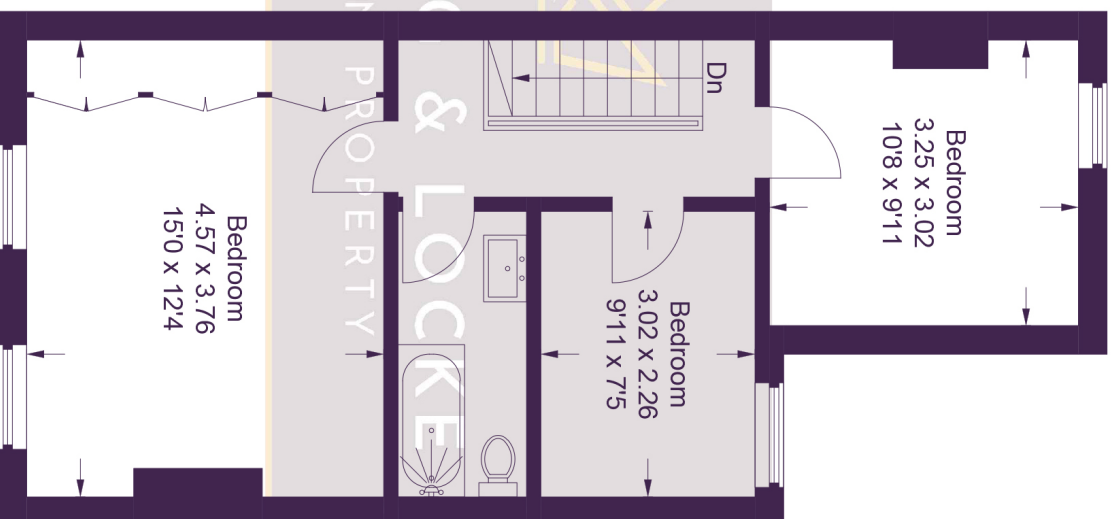
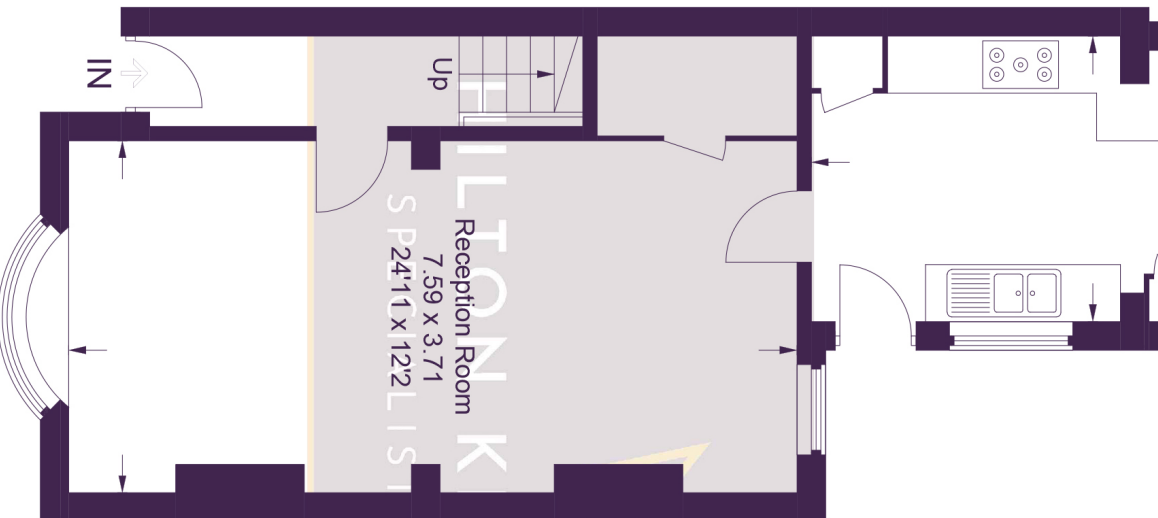
First Floor = 46.9 sq m / 505 sq ft

Outbuilding = 10.8 sq m / 116 sq ft

Total = 117.7 sq m / 1,267 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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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