



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



70 Lansdown Road, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9SR.

£535,000 Freehold

Hilton King and Locke are delighted to bring to the market this well presented and extended two-bedroom mid-terraced property, located in a sought-after residential road within walking distance of the ever-popular Chalfont St. Peter Village Centre, local shops and other amenities, plus Gold Hill Common.

The front door leads you into the hallway where you will find the front reception room to your left with a gas fireplace. The living room has large, original feature windows, allowing natural daylight to flood through. As you make your way through here, you will enter the dining room/second reception room with a fireplace with a log-burning stove. This leads through to the extended kitchen which is maintained to a high standard. The kitchen is equipped with integrated appliances (dishwasher, fridge and fan oven) and the downstairs also comprises of a utility room and w/c.

As you make your way upstairs there are two good sized bedrooms. The master bedroom (11'6 x 11'0) is to the front of the house, benefitting from ample floor space. The second bedroom (12'0 x 7'7) fits a double bed and has a feature fireplace. The upstairs has a generously large bathroom featuring a four-piece suite.

Outside the property there is a front garden, and to



the rear there is a larger than average private garden which is mainly laid to lawn, with a decorative decking area and a paved patio area.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.5 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, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn Tennis is available at Gerrards Cross and Beaconsfield.



**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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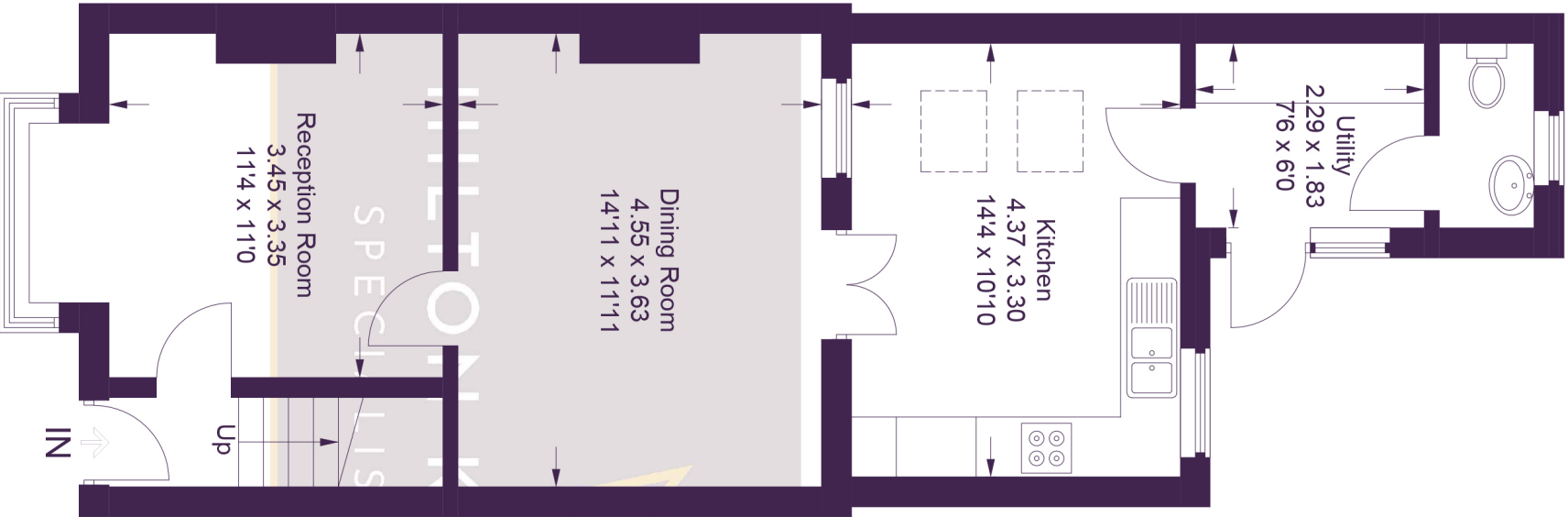
# 70, Lansdown Road

Approximate Gross Internal Area

Ground Floor = 56.4 sq m / 607 sq ft

First Floor = 32.5 sq m / 350 sq ft

Total = 88.9 sq m / 957 sq ft



## 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.