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Lansdown Road
Chalfont St Peter, Buckinghamshire, SL9 9SR



£485,000 Freehold

An attractive character cottage situated on a popular residential road only a few minutes walk from the village centre with all its amenities and excellent schools. The accommodation on the ground floor comprises of a sitting/ dining room, kitchen and utility room. On the first floor there are two bedrooms and a bathroom. Features include gas central heating, double glazing, off street parking and a good size south westerly facing rear garden.

Ground Floor

Entrance Porch

Wooden front door with ornate opaque glass insets. Double glazed window. Red tiled floor. Wall light point. Door to:

Living Room/ Dining Room

23' 6" x 11' 11" (7.16m x 3.63m) A double aspect room with double glazed windows overlooking front and rear aspects. Feature exposed brick wall and open fireplace. Two wall light points. T.V point. Double glazed window overlooking front aspect. Two radiators. Stairs leading to first floor and landing. Door to:

Kitchen

11' 3" x 9' 5" (3.43m x 2.87m) Well fitted with Shaker style wall and base units. Work surfaces with tiled splashbacks. One and a half bowl Franke sink unit with mixer tap and drainer. Four ring gas hob with expel air over. Fitted oven. Space for American style fridge/ freezer. Window looking into dining area. Tiled floor. Double glazed window overlooking rear aspect. Door to:

Utility Room

7' 2" x 5' 10" (2.18m x 1.78m) Fitted cupboard units. Plumbed for washing machine and dryer. Tiled floor. Radiator. Double glazed window. Door with opaque glass inset leading to rear.

First Floor

Landing

Half galleried with access to loft. Wall light point. Coved ceiling.

Bedroom 1

12' 2" x 11' 2" (3.71m x 3.40m) Built in wardrobes. Ornate wrought iron fireplace. Radiator. Double glazed window overlooking front aspect.

Bedroom 2

9' 5" x 6' 6" (2.87m x 1.98m) Coved ceiling. Radiator. Double glazed window over looking rear aspect.

Bathroom

Majority tiled with a suite comprising of bath with mixer tap and hand held microphone shower attachment, low level w.c, wash hand basin with mixer tap and drawers under and fully tiled walk-in shower with shower head and handset. Underfloor heating through tiled floor. Down lighters. Heated towel rail. Double glazed window overlooking rear aspect.

Rear Garden

Over a 100' south westerly facing garden mainly laid to lawn with hedge and wooden fence boundaries. Large metal storage shed. Large, paved patio. Pedestrian rear access. Outside light point. Outside tap.

Outside

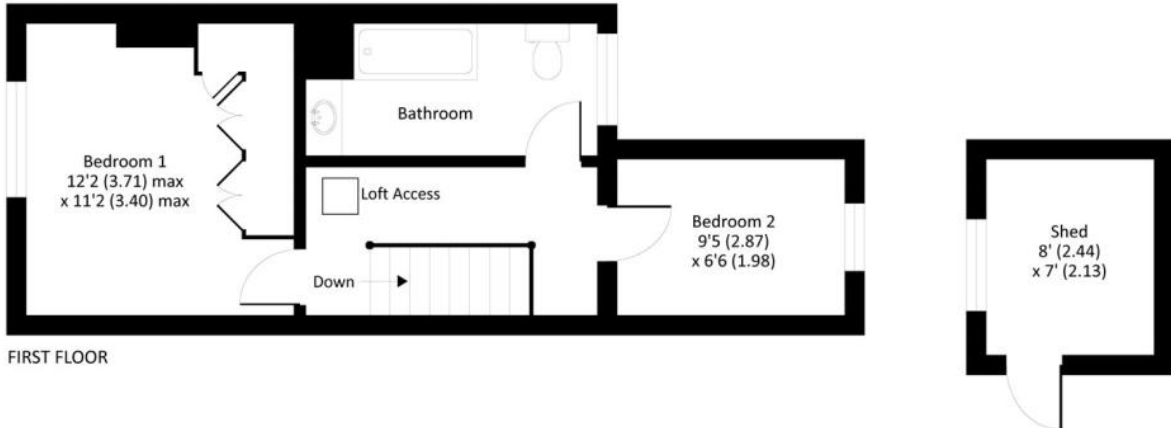
To The Front

Tarmac driveway providing off street parking for one vehicle.

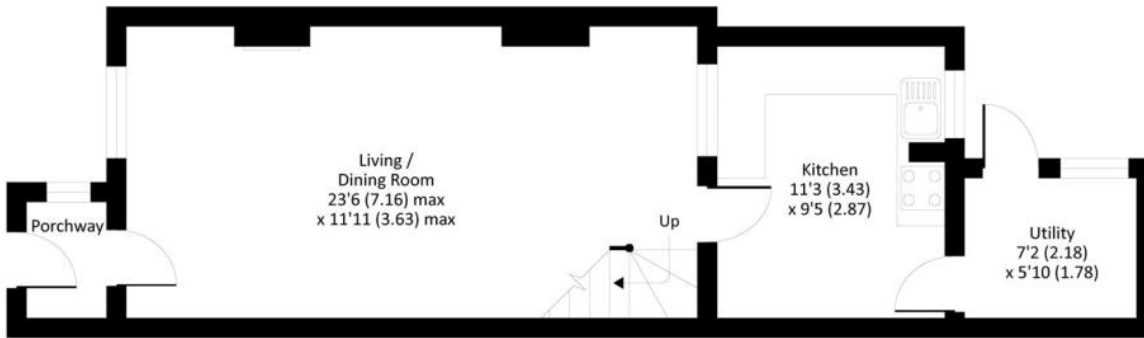


Lansdown Road, Chalfont St. Peter, Gerrards Cross, SL9 9SR

Main house gross internal area = 830 sq ft / 77.1 sq m
 Shed gross internal area = 57 sq ft / 5.3 sq m
 Total gross internal area = 887 sq ft / 82.4 sq m



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(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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