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**13 The Leys, Chesham Bois, Amersham, Buckinghamshire, HP6 5NP**  
**Guide Price £1,295,000**



# 13 The Leys, Chesham Bois, Amersham, Buckinghamshire, HP6 5NP

A charming and delightful family home coming to the market for the first time in over 30 years positioned in a sought after cul-de-sac within Chesham Bois, conveniently situated approximately a mile from the town centre and station in very close proximity of highly regarded schooling to include The Beacon and Our Lady's Catholic Primary Schools as well as the nearby schools of Chestnut Lane, Elangeni, and Dr Challoner's Grammar. With a complete onward chain, this attractive property provides in excess of 2,500 sq. ft. of versatile accommodation on a generous plot offering potential for further enlargement and remodelling, subject to the relevant consents. The bright and airy family home provides: storm porch, entrance hall, cloakroom, 29ft sitting dining room with feature fireplace and double doors to a 15ft family room open to a library/study and a fabulous modern 25ft kitchen breakfast room with integrated appliances. On the 'West Wing' there is a 13ft living room with double doors to the garden, separate utility with door to the side, and an additional cloakroom which could be converted into a shower/wet room subject to the usual consents. The first floor provides a landing with electric loft access leading to a principal bedroom with a stylish ensuite shower room, three further double bedrooms, study area, and a family bathroom. Externally, the front garden has been landscaped with an array of flowers, shrubs, and bushes as well as driveway parking for a number of vehicles leading to a detached garage with electric up and over door, power and light. Gated side access leads to the beautifully landscaped southerly backing rear garden measuring in excess of 100ft in length, which is mainly laid beds, with flowers, fruit trees, shrubs, bushes and trees to borders along with a wild flower meadow. There is a summer house to the rear, along with a garden shed, greenhouse, and a large patio area ideal for alfresco dining and outdoor entertaining. EPC Rating: D

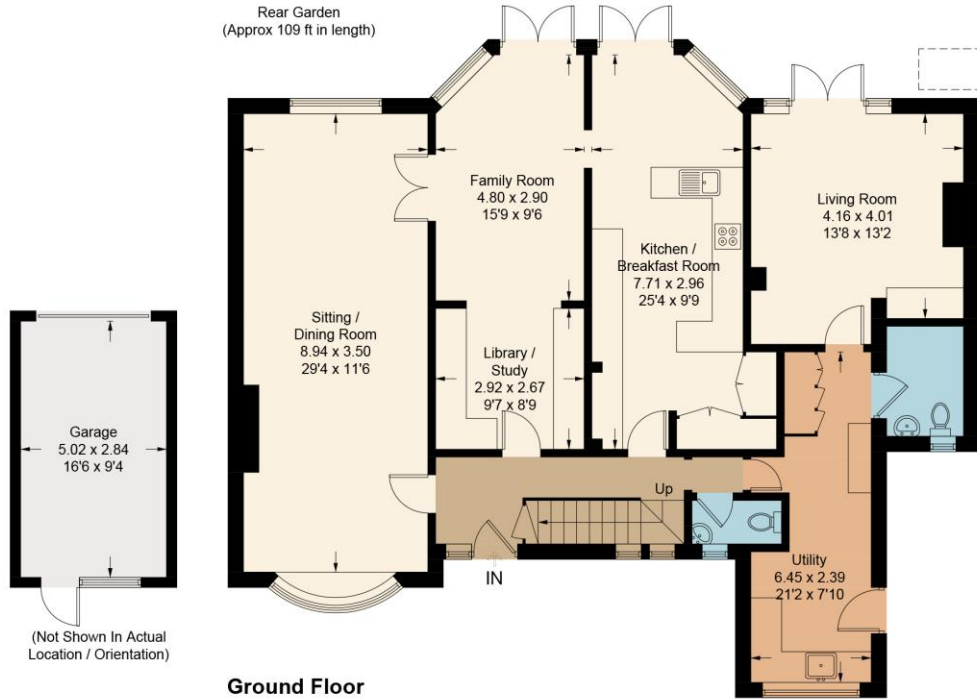


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Approximate Gross Internal Area  
 Ground Floor = 129.0 sq m / 1,388 sq ft  
 First Floor = 106.7 sq m / 1,148 sq ft  
 Garage = 14.2 sq m / 153 sq ft  
 Total = 249.9 sq m / 2,689 sq ft  
 (Including Eaves)

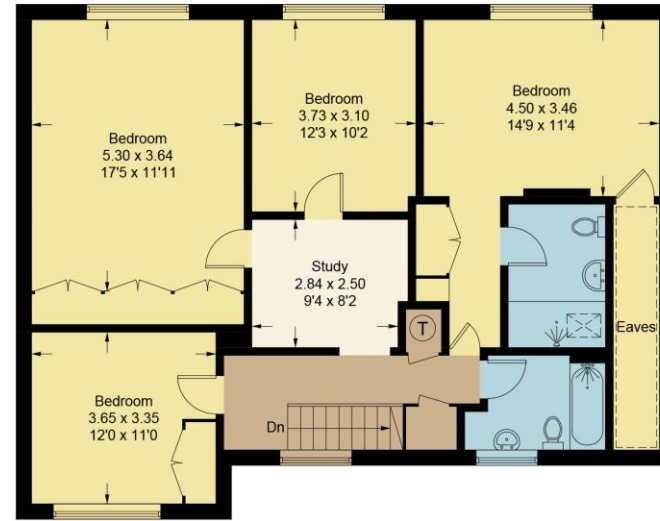


Rear Garden  
 (Approx 109 ft in length)



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

(Not Shown In Actual Location / Orientation)

## MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	74
		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com  
 Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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