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66 St. Leonards Road, Chesham Bois, Amersham, HP6 6DR
Guide Price £1,295,000



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A beautifully presented, and very well extended detached family home with versatile accommodation situated on a sought after private cul de sac within Chesham Bois - ideally positioned approximately one and a half miles from the town centre and station, which provides direct access to the London Underground and Chiltern railways. The property benefits from its close proximity to highly regarded preparatory and grammar schools, including both Dr Challoner's Grammar School for boys, and High School for girls.

This stunning property is ideal for today's modern lifestyle, featuring an open plan living space with spacious, stylish, and thoughtfully designed accommodation in excess of 2,300 sq.ft. The home's features include: a fabulous reception hall with herringbone wooden flooring and fitted cupboards, a sitting room with feature fireplace and sliding doors opening up to a fabulous kitchen-dining room with a kitchen island and breakfast bar, underfloor heating, and access to a utility room. The ground floor also offers a shower room with underfloor heating, a spacious family room/bedroom 4, and a study/bedroom 5.

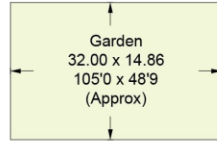
A generous first floor landing connects to three double bedrooms and a family bathroom. The principal bedroom stretches over 14ft with dual-aspect views, featuring 'his and hers' dressing spaces and an en-suite shower room. The remaining double bedrooms both include fitted wardrobes, with one featuring a Juliet balcony.

Externally, the property offers driveway parking to the front, whilst the tiered south westerly facing rear garden measuring in excess of 100ft in length provides ample outdoor space, featuring a patio area accessible directly from the dining room, ideal for outdoor entertaining and alfresco dining. There are also three garden sheds all equipped with power. EPC Rating: C



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Approximate Gross Internal Area
Ground Floor = 135.7 sq m / 1461 sq ft
First Floor = 81.4 sq m / 876 sq ft
Total = 217.1 sq m / 2337 sq ft



(Not Shown In Actual Location / Orientation)

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F



Ground Floor

= Reduced headroom below 1.5m / 5'0

CH 2.43 = Ceiling Height



First Floor

Floor Plan produced for Hunters by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	75	78
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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