



HUNTERS[®]

HERE TO GET *you* THERE

38 St Leonards Road, Chesham Bois, Amersham, HP6 6DS

Guide Price £850,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(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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A three-bedroom link detached family home in a sought-after cul-de-sac within Chesham Bois ideally situated for access to highly regarded local schooling to include Chesham Bois C of E School and Dr Challoner's Grammar School. Positioned just over 1.25 miles from the station and town centre, this charming property offers tremendous scope for remodelling, improvement and enlargement, subject to the relevant consents. With the benefit of no onward chain, the property provides bright and airy accommodation comprising: porch, entrance hall, 25ft double aspect sitting dining room with feature fireplace and doors to the garden, garage, and kitchen. The first floor provides three bedrooms and a family bathroom, all off the landing. Externally, there is driveway parking for a number of vehicles to the front with an area of lawn and gated side access to the rear. The 21ft garage has power and light, with an up and over door to the front and a courtesy door to the rear. The generous rear garden measuring in excess of 100ft in length is mainly laid to lawn with, shrubs, bushes, and hedges to borders. There is a shed, and a garden store with a patio area ideal for alfresco dining and outdoor entertaining. CHAIN FREE. EPC Rating: C



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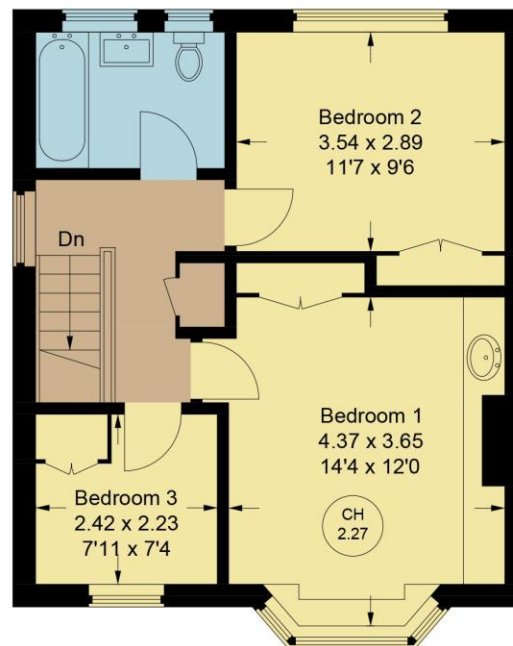
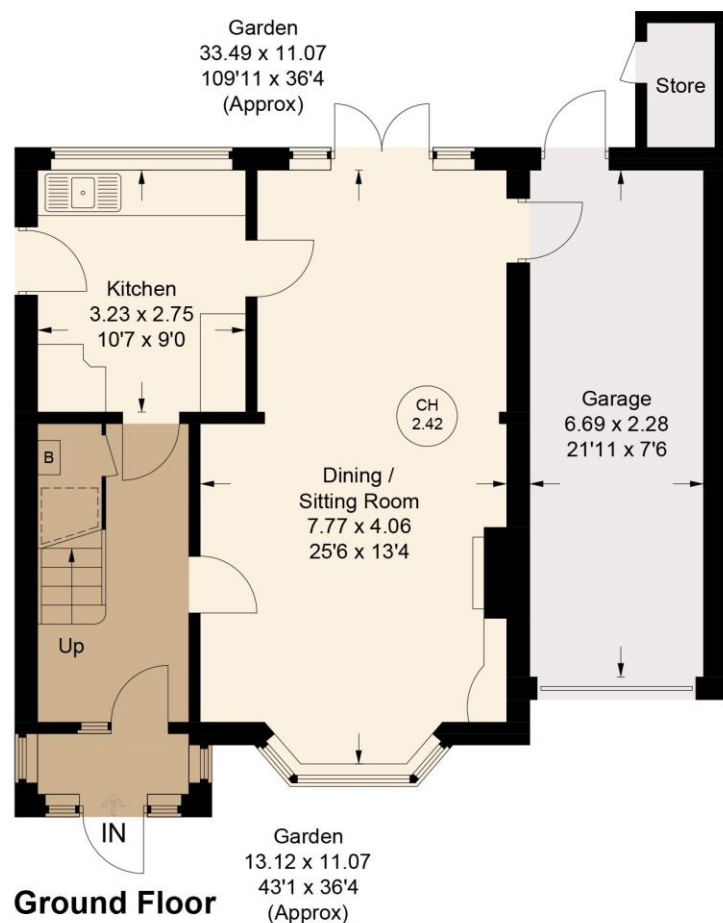
Approximate Gross Internal Area
Ground Floor = 66.2 sq m / 712 sq ft
First Floor = 46.3 sq m / 498 sq ft
Store = 1.5 sq m / 16 sq ft

Total = 114.0 sq m / 1226 sq ft (Including Garage)



= Reduced head height below 1.5m

= Ceiling Height



Floor Plan produced for Hunters by Media Arcade ©.

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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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

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