





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

#### THINKING OF SELLING?

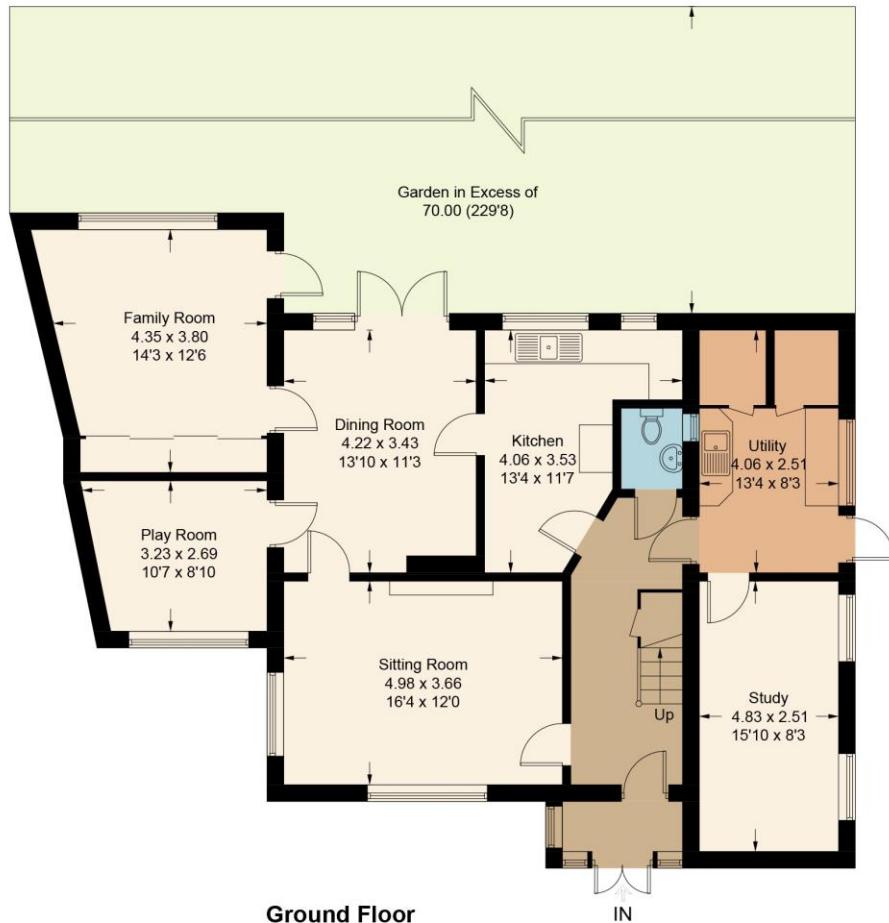
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS®**

# 69 St. Leonards Road, Chesham Bois, Amersham, Buckinghamshire, HP6 6DR

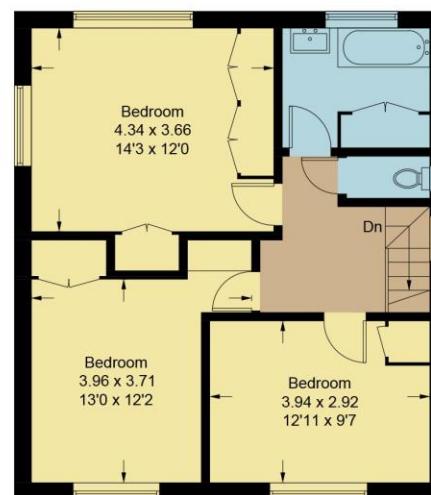
An extended detached family home on a substantial plot in a sought-after location within Chesham Bois ideally situated for access to highly regarded local schooling to include Chesham Bois C of E School and Dr Challoner's Grammar School. Positioned just over a mile from the Station and town centre and with the benefit of no onward chain, this property provides deceptively spacious ground floor accommodation which has tremendous scope for further enlargement and remodelling, subject to the relevant consents. Accommodation comprises: porch, entrance hall, 16ft dual aspect sitting room with feature fireplace, dining room with double doors to the garden, family room, play room, kitchen, utility with door to the side, cloakroom and a study (previously the integral garage). The first floor offers a good landing, three double bedrooms, family bathroom and separate cloakroom. Externally, the property provides gated driveway parking for several vehicles to the front with the remainder mainly laid to lawn, whilst the substantial and generous south-east facing rear garden is mainly laid to lawn with a wooded copse to the rear. There is also separate patio area, pond and various outbuildings, some with power and light, which could be ideal for use as a home office, studio or workshop. CHAIN FREE. EPC Rating: E



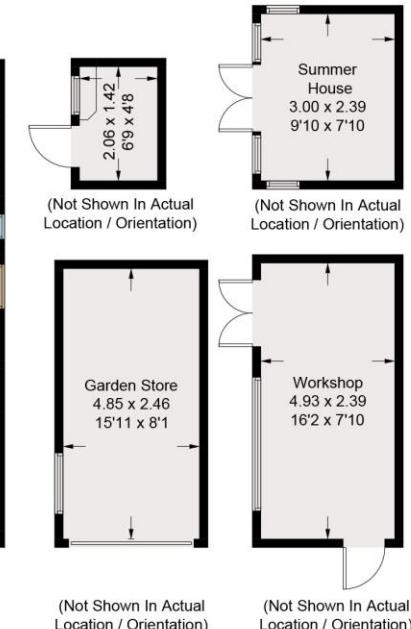


## 69 St. Leonard's Road

Approximate Gross Internal Area  
 Ground Floor = 114.3 sq m / 1,230 sq ft  
 First Floor = 58.3 sq m / 627 sq ft  
 Outbuildings = 33.8 sq m / 364 sq ft  
 Total = 206.4 sq m / 2,221 sq ft



**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.

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**TENURE: FREEHOLD**

**COUNCIL TAX: BAND G**

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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