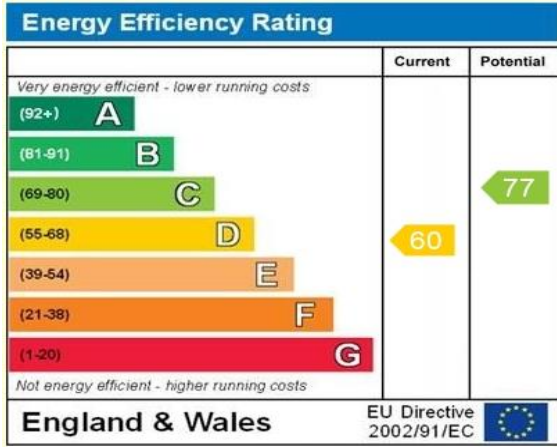




HUNTERS[®]
HERE TO GET *you* THERE

3 The Leys, Chesham Bois, Amersham, Buckinghamshire, HP6 5NP
Guide Price £1,350,000



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.

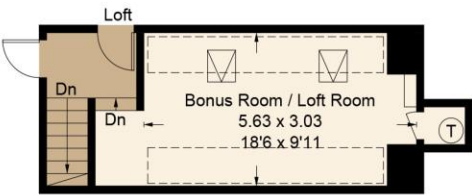


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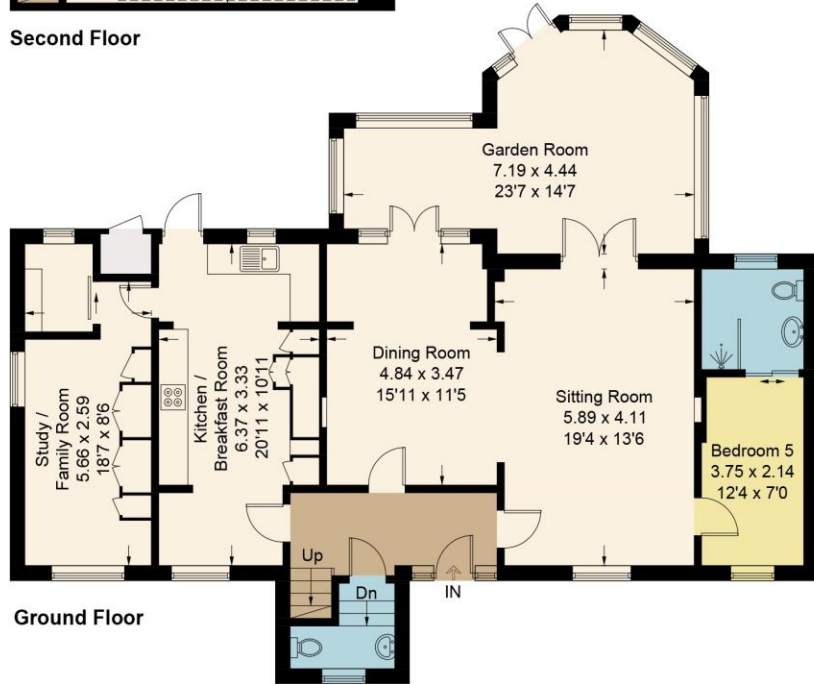
A charming and delightful family home coming to the market for the first time in 47 years positioned in a sought after cul-de-sac within Chesham Bois, conveniently situated approximately a mile from the town centre and station in very close proximity of highly regarded schooling to include The Beacon and Our Lady's Catholic Primary Schools as well as the nearby schools of Chestnut Lane, Elangeni, and Dr Challoner's Grammar. This attractive property provides in excess of 2,600 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, 19ft sitting room with feature fireplace open to 15ft dining room, 23ft garden room, 20ft kitchen breakfast room, utility, 18ft study/family room and a ground floor bedroom with ensuite wet room. The first and second floors provide a 19ft principal bedroom with dressing area and ensuite bathroom, three further bedrooms, shower room and a bonus loft room with eaves storage. Externally, the front garden has been mainly laid to lawn with an array of flowers, shrubs, and bushes as well as driveway parking for a number of vehicles. Gated side access leads to the beautifully maintained rear garden measuring in excess of 100ft in length, which is mainly laid to lawn, with flowers, shrubs, bushes and trees to borders along with a feature central pond. There is a garden shed to the rear and an integral store at the back of the house. EPC Rating: D



□ = Reduced head height below 1.5m



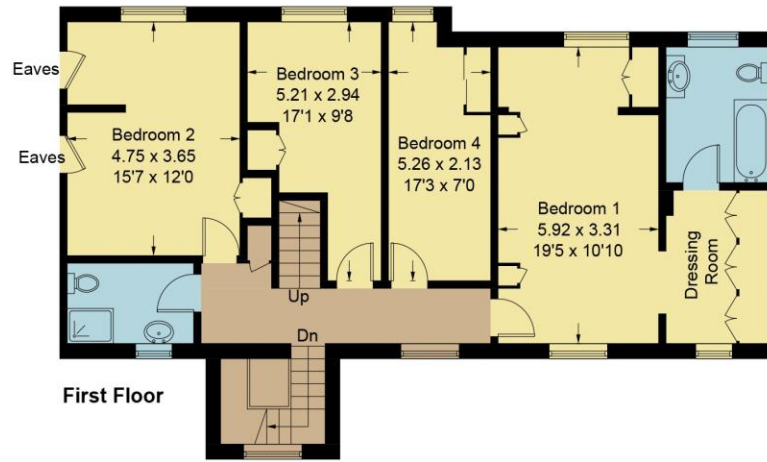
Second Floor



Ground Floor

3 The Leys, Chesham Bois, Amersham

Approximate Gross Internal Area
 Ground Floor = 129.4 sq m / 1,393 sq ft
 First Floor = 93.1 sq m / 1,002 sq ft
 Second Floor = 23.9 sq m / 257 sq ft
 Total = 246.4 sq m / 2,652 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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MATERIAL INFORMATION

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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