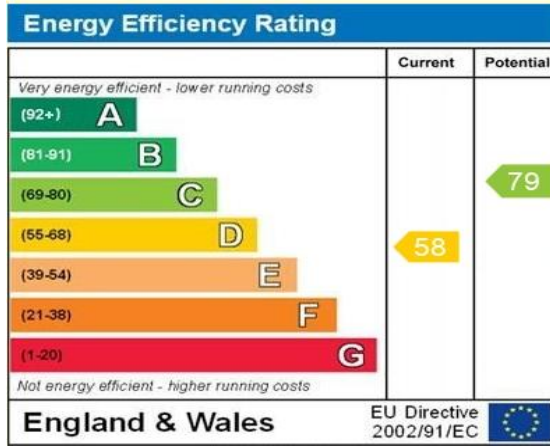




HUNTERS®
HERE TO GET *you* THERE

10 The Leys, Chesham Bois, Amersham, Buckinghamshire, HP6 5NP
Guide Price £1,100,000



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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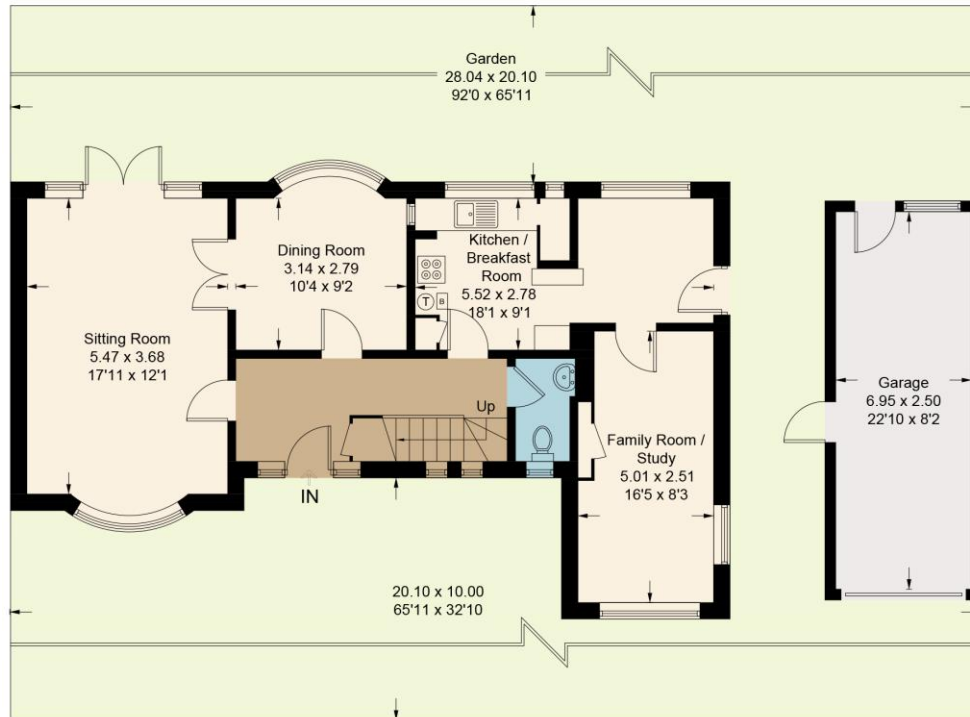
A delightful family home positioned on a generous plot in a sought after cul-de-sac within Chesham Bois, conveniently situated approximately a mile from the town centre and station in very close proximity of highly regarded schooling to include The Beacon and Our Lady's Catholic Primary Schools as well as the nearby schools of Chestnut Lane, Elangeni, and Dr Challoner's Grammar. The charming property has been in the same family since 1975 and whilst it requires modernisation and updating, it provides tremendous potential for remodelling, improvement and enlargement, subject to the relevant consents, thereby providing a great opportunity to create a fantastic home which can be personalised to individual taste for years to come. With the benefit of no onward chain, the property offers neatly presented bright and airy accommodation comprising: entrance hall, cloakroom, 17ft double aspect sitting room with feature fireplace and doors to the garden, separate dining room, 18ft kitchen breakfast room and a 16ft family room/study. The first floor provides a 19ft double aspect principal bedroom, two further bedrooms and a family bathroom. Externally, the front garden is mainly laid lawn with a shingle driveway providing parking for several vehicles, with an array of flowers, shrubs, and bushes to borders. There is a detached garage with up and over door, with gated side access leading to the beautifully maintained south westerly facing rear garden measuring in excess of 90ft in length. The rear garden is mainly laid to lawn, with flowers, shrubs, hedges, and trees to borders with a patio area providing space for outdoor entertaining and alfresco dining. CHAIN FREE.

EPC Rating: D

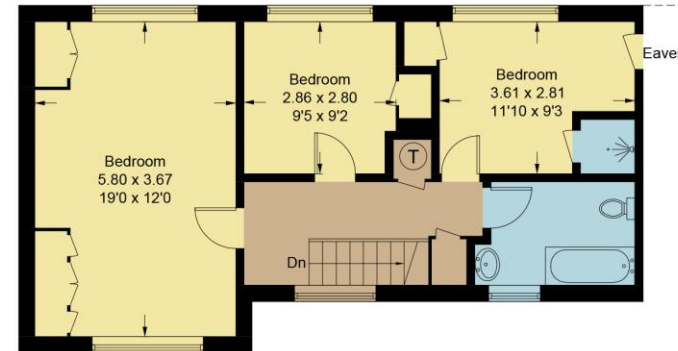


10 The Leys

Approximate Gross Internal Area
 Ground Floor = 71.7 sq m / 772 sq ft
 First Floor = 57.1 sq m / 615 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 146.2 sq m / 1,574 sq ft



Ground Floor



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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