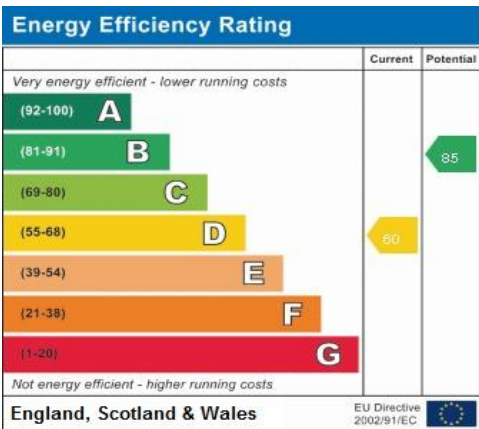




HUNTERS
HERE TO GET *you* THERE

12 St. Leonards Road, Chesham Bois, Amersham, HP6 6DT
Guide Price £1,100,000



Reference:
5132-8725-2100-0363-6222

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.



12 St. Leonards Road, Chesham Bois, Amersham, Buckinghamshire, HP6 6DT

An immaculately presented four-bedroom detached property with stunning gardens 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, this charming family home offers tremendous scope for further enlargement subject to the relevant consents. The bright and airy accommodation comprises: enclosed porch, entrance hall, cloakroom, 16ft double aspect sitting room with feature fireplace, separate dining room and a fitted kitchen with walk-in larder. The first floor provides a landing with built-in cupboards and loft access along with a large 15ft master bedroom with fitted wardrobes and a generous 13ft en-suite shower room, three further double bedrooms, family bathroom and a separate cloakroom. Externally, there is driveway parking for a number of vehicles leading to a large 17ft integral garage with power, light and an electric roller door, which could be converted subject to the usual consents. The remainder of the front garden is mainly laid to lawn with flower beds and shrubs with gated side access to the beautiful rear garden which is a particular feature of this property with its manicured lawn, well stocked flower beds, shrubs and hedges to borders along with a large patio area. There is also a 19ft store and 13ft workshop both of which could be suitable for a number alternative uses such as a home office, gym, or studio, subject to the relevant consents. EPC Rating: D



12 St. Leonards Road

Approximate Gross Internal Area

Ground Floor = 58.8 sq m / 633 sq ft

First Floor = 89.5 sq m / 963 sq ft

Garage / Outbuildings = 42.6 sq m / 458 sq ft

Total = 190.9 sq m / 2,054 sq ft



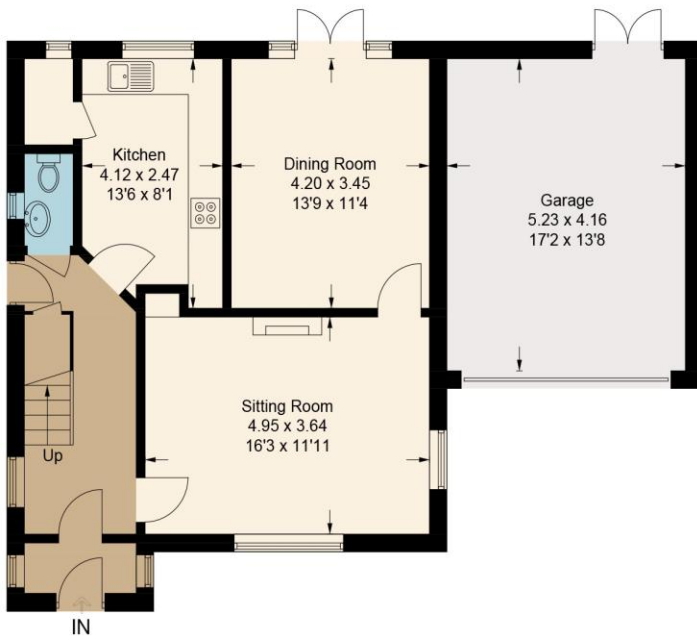
BRITISH
PROPERTY
AWARDS

2019

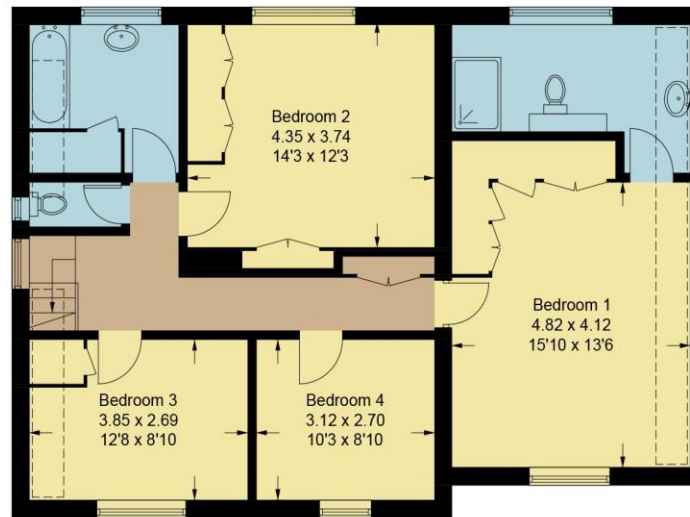
★★★★★

GOLD WINNER

ESTATE AGENT
IN AMERSHAM

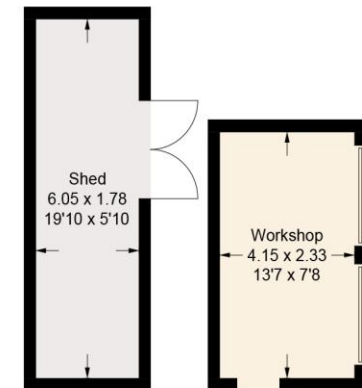


Ground Floor



First Floor

⬜ = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)

(Not Shown In Actual
Location / Orientation)

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

NB: Marketing material prepared June 2022

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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