



HUNTERS[®]
HERE TO GET *you* THERE

3 St. Leonards Road, Chesham Bois, Amersham, HP6 6DT
Guide Price £825,000



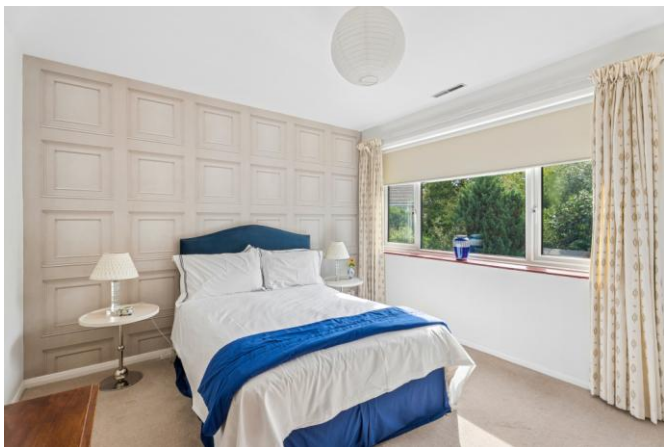
THINKING OF SELLING?

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.

HUNTERS

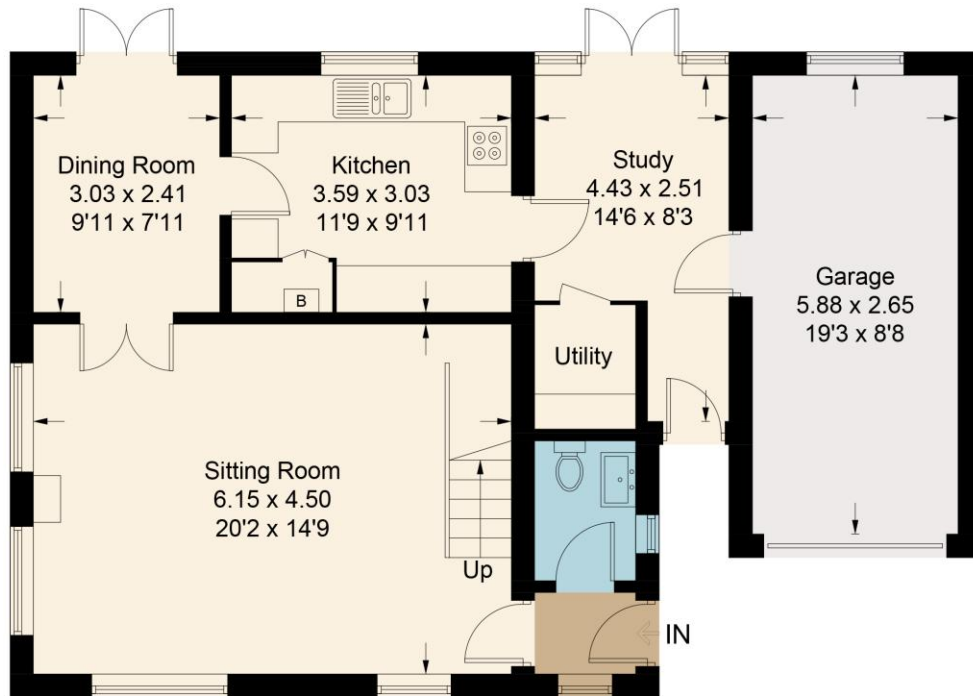
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A well-presented three-bedroom detached family home in a sought-after location within Chesham Bois ideally situated for access to highly regarded local schools including Chesham Bois C of E, and Dr Challoner's Grammar. Positioned just over a mile from the station and town centre, this charming property offers tremendous scope for remodelling and enlargement, subject to the relevant consents. With the benefit of no onward chain, the property provides bright and airy accommodation comprising: storm porch, entrance vestibule, cloakroom, 20ft double aspect sitting room with feature fireplace and double doors to a separate dining room, fitted kitchen, study area with doors to a utility, garage, and front and rear gardens. The first floor offers a principal bedroom with fitted cupboards, two further bedrooms and a family bathroom. Externally, there is driveway parking for several vehicles to the front with an area of lawn and gated access to the rear. The garage, which could be converted subject to relevant consents, has power, light and an up and over door. The beautifully maintained south westerly facing rear garden is mainly laid to lawn with an array of flowers, shrubs and hedges to borders with two patio areas, ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: D

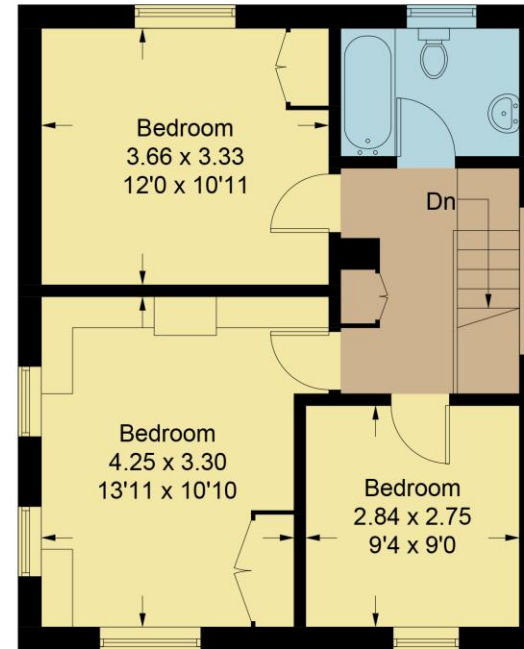


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Approximate Gross Internal Area
Ground Floor = 82.6 sq m / 889 sq ft
(Including Garage)
First Floor = 47.3 sq m / 509 sq ft
Total = 129.9 sq m / 1,398 sq ft



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

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		
	58	72
England & Wales	EU Directive 2002/91/EC	

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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