



Leachcroft
Chalfont St Peter, Buckinghamshire, SL9 9LD



£475,000 Freehold

Set well back from the road, a semi detached bungalow situated on the outskirts of the village with great scope to extend, subject to planning permission. The bungalow is in lovely condition having been recently redecorated throughout and an internal inspection is highly recommended. The location is excellent being situated within a few minutes' walk of Gold Hill Common and The Chalfont's Community College and within easy reach of the village centre with all its amenities and further excellent schools. The accommodation comprises of entrance lobby, lounge, kitchen/ breakfast room, two double bedrooms and a modern fitted bathroom. Further features include gas central heating, double glazing, a delightful and secluded south facing rear garden and off street parking for several cars. No upper chain.

Entrance Lobby

UPVC front door. Cupboard. Radiator.

Living Room

14'8" x 12'4" (4.47m x 3.76m) Double aspect room with double glazed windows over looking front and side aspects. Electric fire place. Airing cupboard with hot water tank inside and storage space. Radiator.

Inner Hallway

Radiator. Downlighters.

Kitchen/Breakfast room

13'0" x 9'10" (3.96m x 3.0m) Well fitted with wall and base units. Counter work top. Four ring electric hob. Plumbed for dishwasher and washing machine. Space for fridge/ freezer. Pantry. Tiled flooring. UPVC door leading to side and rear garden. Radiator Double glazed window overlooking rear aspect.

Bedroom 1

12'4" x 10'0" (3.76m x 3.05m) Built in cupboard. Radiator. Double glazed window overlooking front aspect.

Bedroom 2

11'9" x 9'11" (3.58m x 3.02) Radiator. Double glazed window overlooking rear aspect.

Bathroom

Fully tiled. with suite Incorporating bath, w.c and wash hand basin. Heated towel rail. LED Mirror. Opaque Double glazed windows overlooking rear aspect.

Outside

To the front

Wooden gate. Wooden Fence boundary.
Area laid to lawn. Gravel driveway
providing off street parking for several
cars..

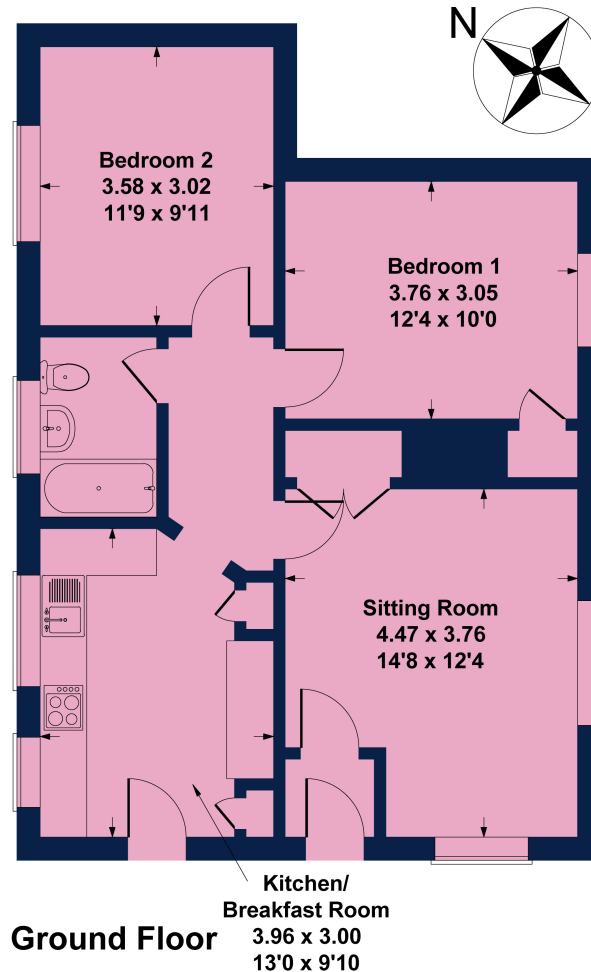
To the rear

Secluded south facing rear garden
mainly laid to lawn with wooden fence
boundaries. Wooden garden shed.
Paved patio area Gate leading to side
access and a gate leading to the front of
the property.



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Approximate Gross Internal Area
63.3 sq m / 681 sq ft



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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