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Leachcroft
Chalfont St Peter, Buckinghamshire, SL9 9LF



£595,000 Freehold

Set well back from the road, an extended semi detached house situated on the outskirts of the village within walking easy walking distance of excellent schools, the leisure centre and the village centre with all it's amenities. The accommodation on the ground floor comprises an entrance hall, cloaks/ utility room, through living room/dining room, family room and kitchen/breakfast room. On the first floor there are three double bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for several cars, an outbuilding ideally suited for office/playroom and gardens to the front and rear. No upper chain.

Entrance Hall

Cupboard housing electric meter and fuse box. Brass slight switch. B.T point. Double radiator.

Living Room

13' 9" x 10' 11" (4.19m x 3.33m) Feature fire place with wooden mantel, quality inset tiling built on the hearth and inset with gas coal effect fire. Coved ceiling. T.V point. Double radiator. Double glazed window overlooking front aspect. Archway to:

Dining Room

12' 11" x 10' 11" (3.94m x 3.33m) Double glazed casement doors with double glazed windows either side leading to rear. Rooflight. Door to:

Kitchen/ Breakfast room

18' 8" x 10' 7" (5.69m x 3.23m) Quality tiled flooring. Large amount of work surfaces, tiled splashback. Double aspect room. Double-glazed window overlooking rear and side window. Coved ceiling. Double light switch with brass surround. American style fridge. One and a half bowl sink with waste disposal unit and drainer and mixer tap. Dishwasher. Light oak kitchen units with extractor hood (not checked). Abundance of wall and floor units. Display shelving. Double Oven. Ornate pine panelling. Double radiator. Door to family room and to:

Cloakroom/Utility area

5'8" x 5'0" (1.73m x 1.52m) Wash hand basin with gold plated hot and cold tap. WC. Plumbed for washing machine. Space for tumble dryer.

Family Room

11' 6" x 10' 5" (3.51m x 3.17m) Double aspect room with double glazed windows over looking front and side aspects. Coved ceiling. Radiator. Door to kitchen/ breakfast room.

First Floor

Landing

Double glazed window overlooking rear aspect. Single radiator. Access to insulated loft with power and light,

Bedroom One

13' 11" x 11' 2" (4.24m x 3.40m) Double aspect room with double glazed windows overlooking front and rear aspects. Full wall length built in wardrobes. Double radiator.

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m) Double aspect room with double glazed windows overlooking front and side aspects. Built-wardrobe. Double radiator.

Bedroom Three

10' 10" x 8' 4" (3.30m x 2.54m) Double glazed window overlooking side aspect. Double radiator. Built-in wardrobe. Door leading to under eaves storage space with wall-mounted "Combi" boiler

Bathroom

Partly tiled with a suite incorporating bath with mixer tap, wash hand basin, w.c and walk in shower. Quality tiled flooring. Opaque glazed window overlooking side. aspect.

Outside

To the front

Parking for several cars. Concrete base ideal for parking caravan or trailer. The garden is surrounded by hedging on three sides with some panel fencing. Outside tap. Gas meter point. Garden shed with power. Outside light points. Garden mainly laid to lawn with flower bed borders. Variety of shrubs and flowers. Five bar wooden gate with pedestrian gate. Ornate storage space for bin with decorative fencing. Pedestrian side access.

To the rear

Mainly laid to lawn with wooden fence and hedge borders. Paved patio area.

Summer House

17' 0" x 11' 1" (5.18m x 3.38m) Wooden summer house with light and power and windows.



Approximate Gross Internal Area
 Ground Floor = 69.9 sq m / 752 sq ft
 First Floor = 50.0 sq m / 538 sq ft
 Outbuildings = 26.0 sq m / 280 sq ft
 Total = 145.9 sq m / 1,570 sq ft

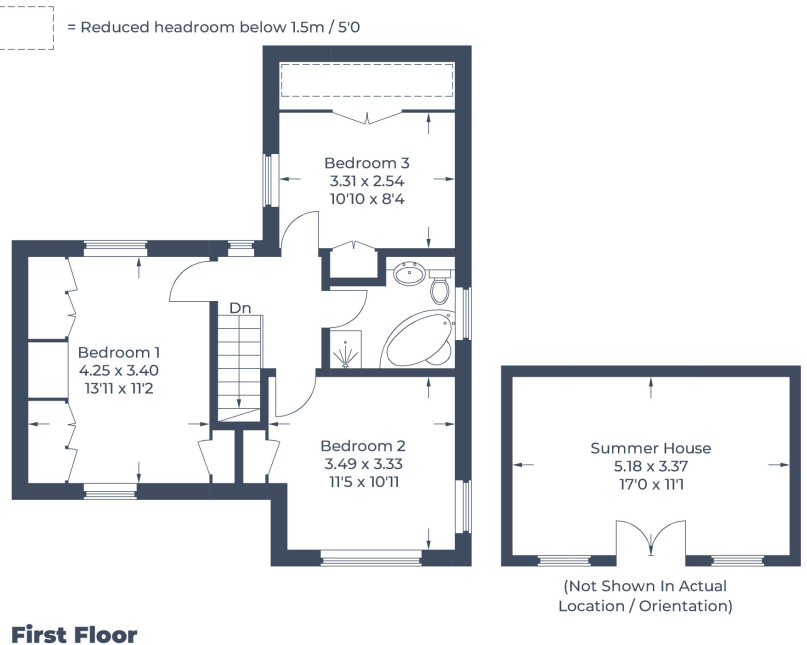
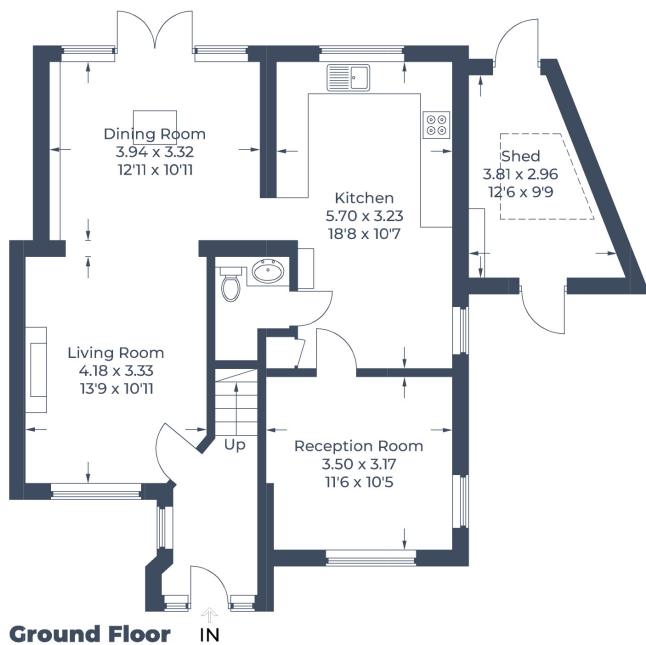


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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