



Leachcroft
Chalfont St Peter, Buckinghamshire, SL9 9LD



£2,000 pcm

In excellent condition throughout, a semi detached house situated on the outskirts of the village within easy reach of the village with all its amenities and excellent schools. The accommodation on the ground floor comprises entrance lobby, cloakroom, 22' lounge/ dining room and a 26' fully fitted kitchen/ breakfast room. On the first floor is a landing, three good size bedrooms and a modern fitted bathroom. Further features include gas central heating, double glazing, off street parking for several cars and a rear garden. Unfurnished.

Entrance Lobby

Modern front door. Porcelain tiled floor. Stairs leading to first floor and landing. Radiator. Double glazed windows over looking front aspect.

Lounge/ Dining Room

22'9 (6.93m) x 11'2 (3.4m) Coved ceiling. Down lighters. Two upright radiators. Double glazed window over looking front aspect. Double casement doors with double glazed clear glass insets leading to rear.

Kitchen/ Breakfastroom

25'8 (7.82m) x 10'3 (3.12m) Well fitted with shaker style wall and base units. Granite effect work surfaces with tiled splashbacks. Stainless steel sink unit. Four ring electric hob with oven under and extractor over. Dishwasher. Washing machine. Porcelain tiled floor. Down lighters. Large under stairs storage cupboard. Radiator. Double glazed windows over looking front and rear aspects. Door to:

Outer Lobby

Cloakroom

White suite incorporating w.c and wash hand basin with mixer tap and tiled splash back. Heated chrome towel rail. Down lighter. Opaque double glazed window over looking rear aspect.

First Floor

Landing

Access to loft. Airing cupboard.

Bedroom 1

13'4 (4.06m) x 11'2 (3.4m) Full wall length fitted wardrobes. Down lighters. Coved ceiling. Radiator. Two double glazed windows over looking front aspect.

Bedroom 2

11'2 (0.36m) x 9'2 (2.79m) Double aspect room with double glazed windows over looking rear aspect. Double fitted wardrobe. Down lighters. Radiator.

Bedroom 3

11'1 (3.38m) x 7'1 (2.16m) Fitted wardrobe. Coved ceiling. Down lighters. Radiator. Double glazed window over looking front aspect.

Bathroom

Half tiled with a white suite incorporating a bath with mixer tap, walk in shower, w.c and wash hand basin. Opaque double glazed window over looking rear aspect. Coved ceiling. Down lighters. Heated chrome towel rail.

Outside

To The Front

Gravel driveway providing off street parking for several cars. Lawn area. Hedge borders.

To The Rear

Rear garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Pedestrian side gate. Wooden shed.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC
		

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersestates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersestates.com