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## Leachcroft

Chalfont St Peter, Buckinghamshire, SL9 9LQ



## £535,000 Freehold

Situated on a corner plot, a semi-detached house which has great potential to extend, subject to the usual planning permissions. The property is in need of some modernisation and updating but offers any purchaser a huge opportunity to create a property that ideally suits their needs. The accommodation on the ground floor comprises of an entrance lobby, cloakroom, living room, sitting room, dining room, kitchen and utility room. On the first floor there are three bedrooms and a bathroom. Further features include gas central heating, double glazing, gardens and a driveway providing off street parking for several cars. The house is situated on the outskirts of the village within easy walking distance of the Chalfonts Community College and leisure centre and is within easy reach of the village centre with all its amenities. No upper chain.

### Entrance lobby

UPVC front door. Stairs leading to first floor and landing. Radiator. Double glazed window over looking front aspect. Door to utility room and to:

### Sitting Room

11'2" x 10'5" (3.40m x 3.17m) Two wall light points. Radiator. Double glazed window over looking front aspect. Door to:

### Dining Room

11'11" x 11'2" (3.63m x 3.40m) Double glazed sliding doors leading to rear garden. Coved ceiling. Radiator. Door to:

### Living Room/Bedroom

19'0" x 10'9" (5.79m x 3.28m) A double aspect room with double glazed sliding doors leading to side garden and double glazed window over looking front aspect. Feature fireplace with wooden mantle, brick surround and marble hearth with gas "coal effect" fire. Coved ceiling. Two wall light points. Radiator. Door to:

### Inner lobby

UPVC door leading to rear. Door to:

### Cloakroom

Suite incorporating w.c & wash hand basin. Radiator. Opaque double glazed window over looking side aspect. .

### Kitchen

11'11" x 10'3" (3.63m x 3.12m) Well fitted wall and base units. Work surface with tiled splashback. One and a half bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over.. Fitted oven and grill. Plumbed for dishwasher and washing machine. Dimmer switch. Down lighters. Double glazed window over looking rear. Casement door with clear glass insets leading conservatory. Door to:

### Utility Room

12'11" x 7'0" (3.94m x 2.13m) Wall and base units. Radiator. Under stairs storage. Double glazed windows over looking front. Door to entrance lobby.

## Conservatory

5'11 x 4'7" (1.80m x 1.40m) Door to rear garden.

## First Floor

### Landing

Airing cupboard. Access to loft.

### Bedroom, 1

14'2" x 13'2" ( 4.32m x 4.01m) Fitted wardrobes. Radiator. Double glazed window overlooking front aspect.

### Bedroom 2

11'2" x 9'3" (3.40m x 2.82m) Airing cupboard/ storage. Wardrobe housing wall mounted gas central heating boiler. Radiator. Double glazed window overlooking rear aspect.

## Bedroom 3

11'5" x 7'1" (3.48m x 2.16m) Built in wardrobe. Radiator Double glazed window overlooking front aspect.

## Bathroom

Grey suite incorporating bath, w.c, wash hand basin and walk in wardrobe. Expel air. Radiator. Opaque window overlooking rear aspect.

## Outside

### Driveway

Providing off street parking for several cars. .

### To the front

Wooden pedestrian gate. Pathway leading to front door. Front garden mainly laid to lawn with hedge boundaries.

## To the side and rear

South easterly gardens mainly laid to lawn, with wooden fence and hedge boundaries. Paved patio area. Outside tap. Outside light point.



Approximate Gross Internal Area  
 Ground Floor = 78.0 sq m / 839 sq ft  
 First Floor = 46.2 sq m / 497 sq ft  
 Total = 124.2 sq m / 1,336 sq ft

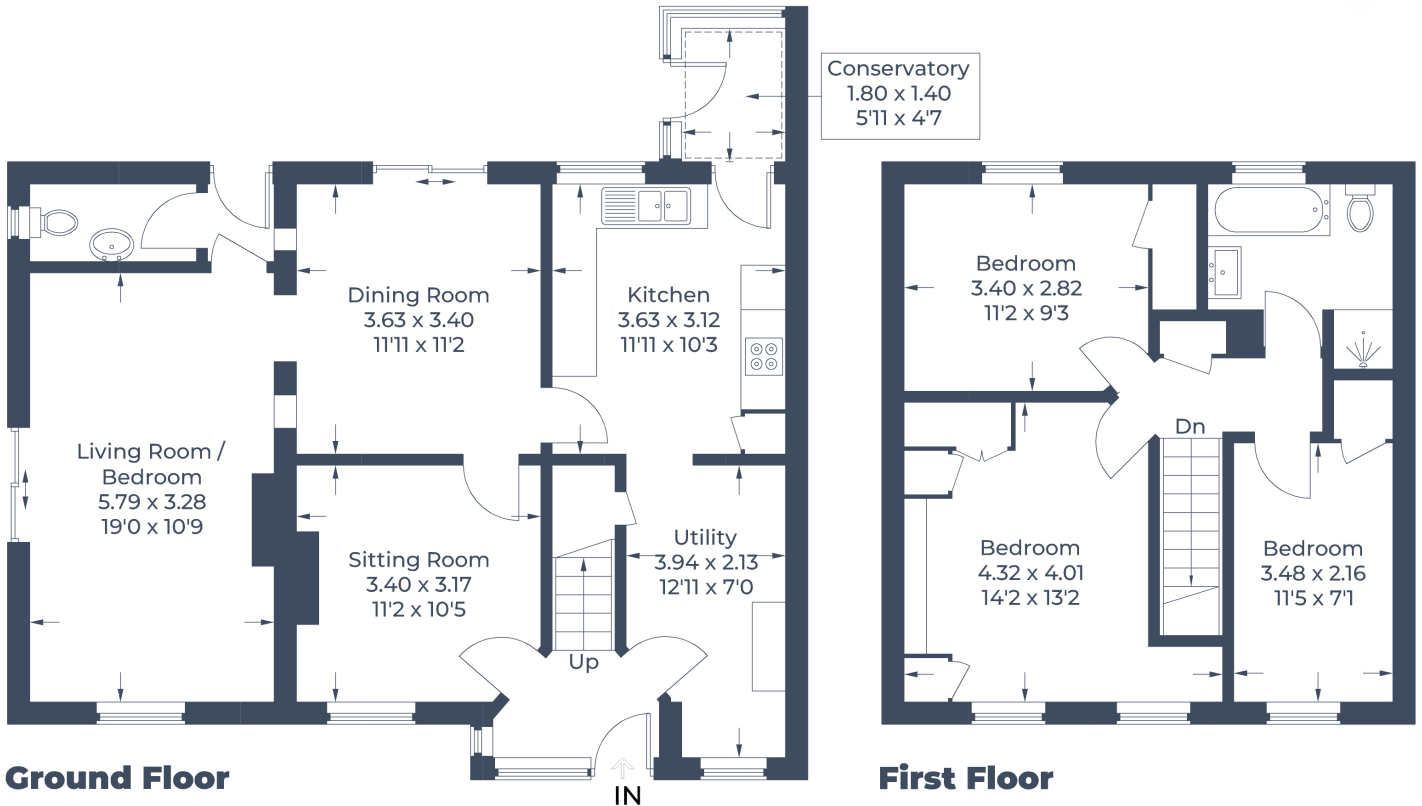


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient -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

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333