



**Leachcroft**  
CHALFONT ST PETER, SL9 9LF



**£312,500**

A purpose built ground floor maisonette situated on the outskirts of the village with an abundance of surrounding amenities. The maisonette is within easy walking distance of a local shop, Gold Hill Common, Church of England Junior and Middle schools, St Josephs School and The Chalfont Community College. The accommodation comprises of a good size enclosed entrance porch, hallway, lounge, kitchen, two bedrooms and a shower room. Further features include gas central heating, double glazing, off street parking for several cars, an outside brick store room with light and power, a pedestrian side access and gardens front and rear.

### **ENCLOSED ENTRANCE PORCH**

UPVC front door with double glazed glass insets and double glazed windows. Tiled floor. Door leading to:

### **HALLWAY**

Two storage cupboards. Wall thermostat for central heating. Radiator. Led light double glazed window looking into enclosed entrance porch.

### **LOUNGE**

13' 11" x 10' 11" (4.24m x 3.33m) Double aspect room with two double glazed windows. Coved ceiling. Radiator.

### **KITCHEN**

7' 10" x 7' (2.39m x 2.13m) Fitted with wall and base units. Work surfaces with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Built in electric oven. Four ring electric induction hob. Space for fridge. Plumbed for washing machine. Wall mounted central heating boiler. Storage cupboard. Tiled floor. Radiator. Double glazed window. UPVC casement door with opaque double glazed glass insets leading to rear.

### **BEDROOM 1**

11' 5" x 10' 11" (3.48m x 3.33m) Double aspect room with double glazed windows. Coved ceiling. Radiator.

### **BEDROOM 2**

10' 11" x 6' 9" (3.33m x 2.06m) Coved ceiling. Radiator. Double glazed window.

### **SHOWER ROOM**

Half tiled with a white suite incorporating walk in double shower, w.c and wash hand basin with cupboard unit under and mirror with inset lighting. Medicine cabinet. Shaver's point. Expel air. Radiator. Opaque double glazed window.

### **FRONT GARDEN**

Mainly laid to lawn. Driveway providing off street parking for several cars.

## REAR GARDEN

Mainly laid to lawn with wooden fence boundaries. Paved patio areas. Wooden shed. Twin security lighting. Outside tap. Pedestrian side access.

## STORE ROOM

8' 8" x 7' (2.64m x 2.13m) Brick built with electric light and power. Facility for tumble dryer.

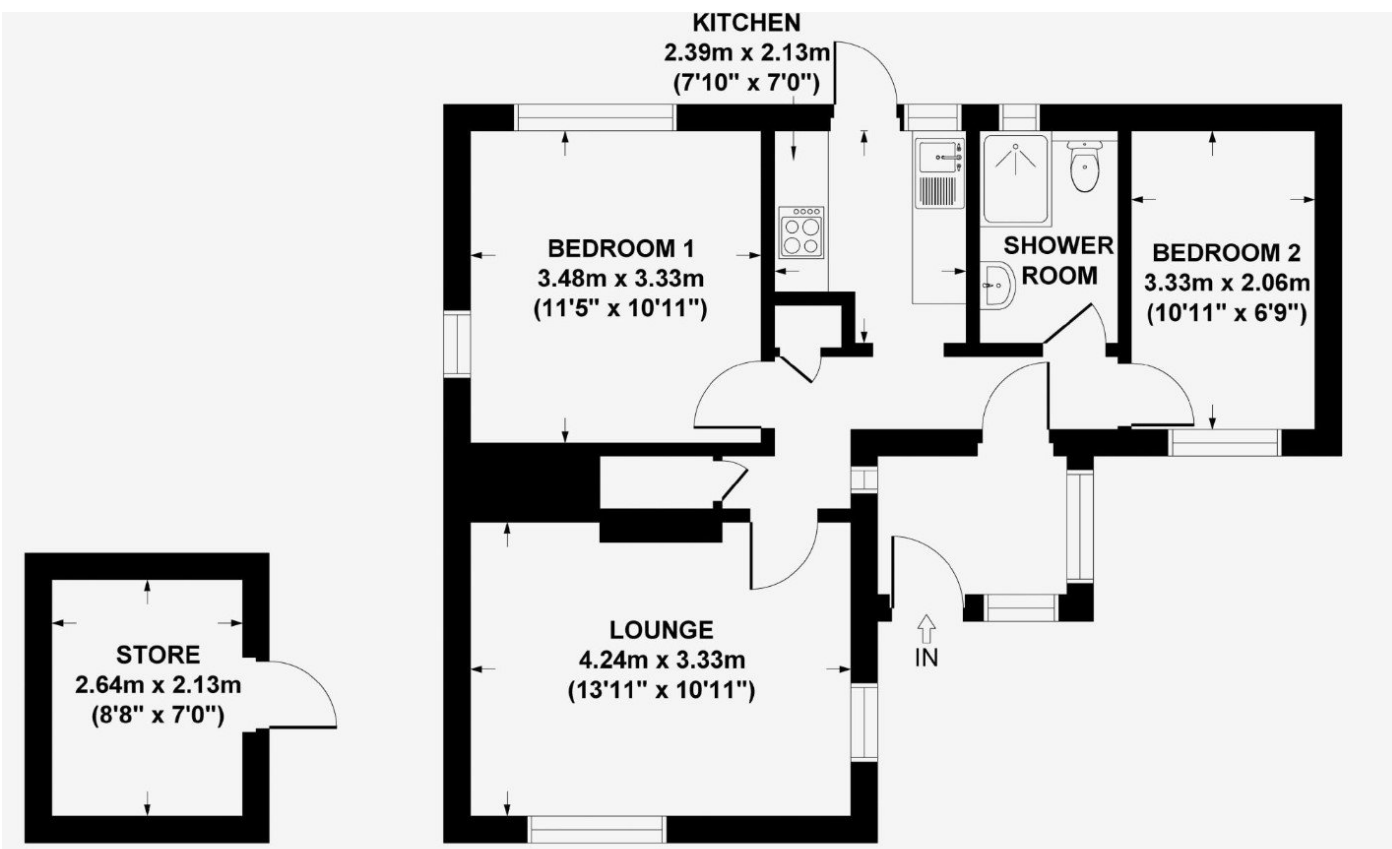
## LEASE

91 years remaining.

## GROUND RENT

£10 per annum





**OUTBUILDING**  
GROSS INTERNAL  
FLOOR AREA 6 SQ M / 64 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 55 SQ M / 593 SQ FT

**LEACHCROFT, CHALFONT ST. PETER, GERRARDS CROSS, BUCKINGHAMSHIRE, SL9 9LF**  
**APPROX. GROSS INTERNAL FLOOR AREA 61 SQ M / 657 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	72	76
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

csp@rodgersstates.com

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

harefield@rodgersstates.com

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