



St. Leonards Road  
Chesham Bois

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## Offers In Excess Of £1,295,000

porch | entrance hall | living room | play room | snug | kitchen/breakfast/dining/family room | utility | shower room | first floor landing | five bedrooms | family shower room | family bathroom | front & rear gardens | driveway parking

Comprehensively upgraded throughout, this stunning five bedroom detached family home offers generous and versatile accommodation, situated in a leafy residential area in the catchment for grammar schools and within easy reach of the town centre and station.

The centrepiece of this stylish home is an impressive triple-aspect kitchen/breakfast/dining and family room. Classic cabinetry is complemented by quartz worktops and includes two ovens, large induction hob, fridge, freezer, dishwasher and wine fridge. Two sets of glazed doors allow access to the garden and there is the benefit of underfloor heating. A separate living room features beautiful original mahogany parquet flooring. Ground floor accommodation is completed by two further receptions, a useful utility, and a modern shower room.

The first floor includes a superb master bedroom with adjoining shower room. A connecting bedroom would make a perfect nursery or dressing room. There are a further three double bedrooms plus the family bathroom.

Outside, lawned gardens wrap around the side and rear of the property and feature a choice of paved seating areas and established planting. There is the benefit of driveway parking to the front.

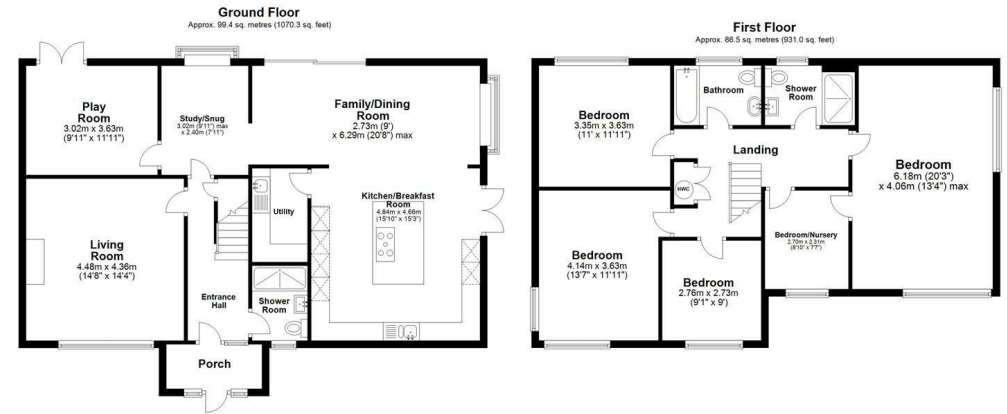
### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Chiltern).

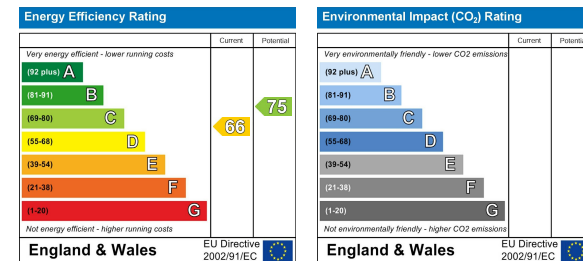
### Situation

Amersham is a vibrant town offering a superb balance between commuter convenience (Chiltern Railways into Marylebone and the Metropolitan line into central London) and easy access to the surrounding Chilterns' countryside. Amersham-on-the-Hill includes a wide array of shops and eateries while Old Amersham has a 13th century parish church and several old pubs, coaching inns and boutique shops. Acclaimed local schooling includes Dr Challoners Grammar schools, Chesham Grammar and Amersham School. Independent schooling is also well catered for. Amersham lies within seven miles of the M25 at Junction 18 and is six miles from Junction 2 of the M40.

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Total area: approx. 185.9 sq. metres (2001.3 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp



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