

Fords.

SALES | LETTINGS | NEW HOMES



Little Holme Leachcroft, Chalfont St. Peter, Gerrards Cross, SL9 9LF

A beautifully renovated two double bedroom home with a dedicated study, peacefully positioned backing onto open countryside and woodland, offered to the market with no onward chain.

Recently modernised throughout, this stylish property combines contemporary living with a tranquil semi-rural setting, enjoying a quiet location with direct access to scenic fields and woodland walks.

- Two Double Bedrooms + Separate Study
- Being Sold with No Onward Chain
- Four Piece Bathroom Suite
- Professionally Designed & Landscaped Garden
- Fitted Wardrobes to All Bedrooms
- Shaker Style Dove Grey Kitchen with Integrated Appliances & Quartz Worktop
- Backing onto Open Fields and Woodland
- Spacious L-Shaped Rear Garden
- Completely Rewired & Replumbed - New Combi Boiler Installed in 2024
- Composite Decked Pergola & Porcelain Patio Area

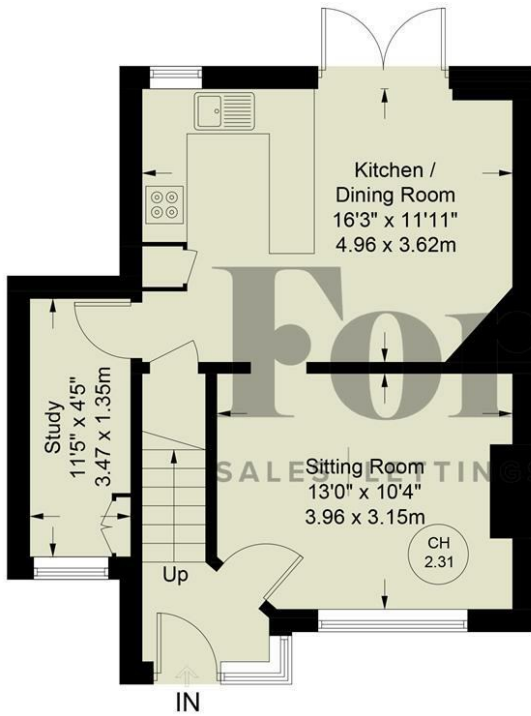
£550,000

Leachcroft, SL9 9LF

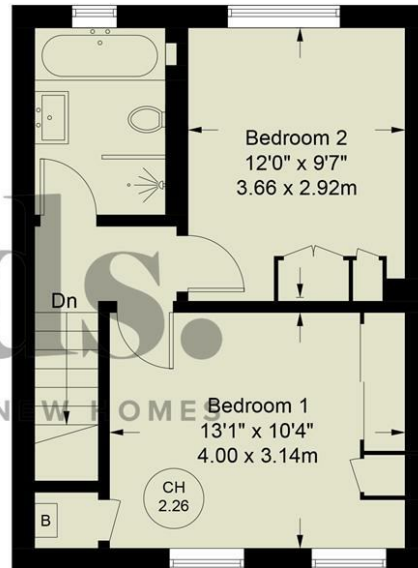
Approximate Gross Internal Area
 Ground Floor = 441 sq ft / 41.0 sq m
 First Floor = 370 sq ft / 34.4 sq m
 Total = 811 sq ft / 75.4 sq m



CH 2.31 = Ceiling Height



Ground Floor



First Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com