



Ley Hill

Chesham, Buckinghamshire, HP5

binks
estate agent

{ The Particulars

Ley Hill
Chesham, Buckinghamshire, HP5

Guide Price: £390,000
Freehold

 **2 Bedrooms**
 **1 Bathrooms**
 **1 Receptions**

Features

- Two bedrooms
- Period mid-terrace cottage
- Living room with log burner
- Kitchen/breakfast room
- Family bathroom
- Enclosed rear garden
- Gas central heating
- Village location
- EPC: D

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The Property

Charming mid-terraced property situated in the heart of the sought-after village of Ley Hill close to Ley Hill Common. The home combines charm with modern practicalities making it an ideal retreat for those seeking village living with convenient amenities nearby.

The living room is the perfect spot to unwind, featuring a charming log-burning stove that adds warmth and character to the space.

There is a re-fitted shaker-style kitchen with attractive wooden worktops an integrated electric oven and a hob, along with ample space for dining.

To the first floor there are two bedrooms, the second bedroom offers potential for flexible use as a guest room, office or nursery.

A well-appointed family bathroom provides a bath with an overhead shower, WC, and sink.

Externally there is an enclosed gravelled garden, a low-maintenance outdoor haven ideal for relaxing or entertaining. The addition of a wooden shed and bike store offers practical storage solutions for tools or outdoor equipment.

Location

Ley Hill is a desirable hamlet in the Chilterns located close to the town and amenities of Chesham. The village has an attractive common, golf course and cricket club, two pubs and a junior school.

Chesham has a pedestrianised High Street which features numerous individual shops and coffee shops alongside Waitrose & Sainsbury's. Chesham also has a variety of attractions including a theatre, leisure centre and open-air heated swimming pool.

The area offers an excellent range of schools including Chesham Grammar School, Chesham Preparatory School, Dr Challoner's Boys Grammar School in nearby Amersham, and the Chiltern Hills Academy. Chesham Metropolitan line station offers fast services into Central London and The City beyond. The M25 and M40 motorway and A41 road networks are also easily accessible from the property.

Costs

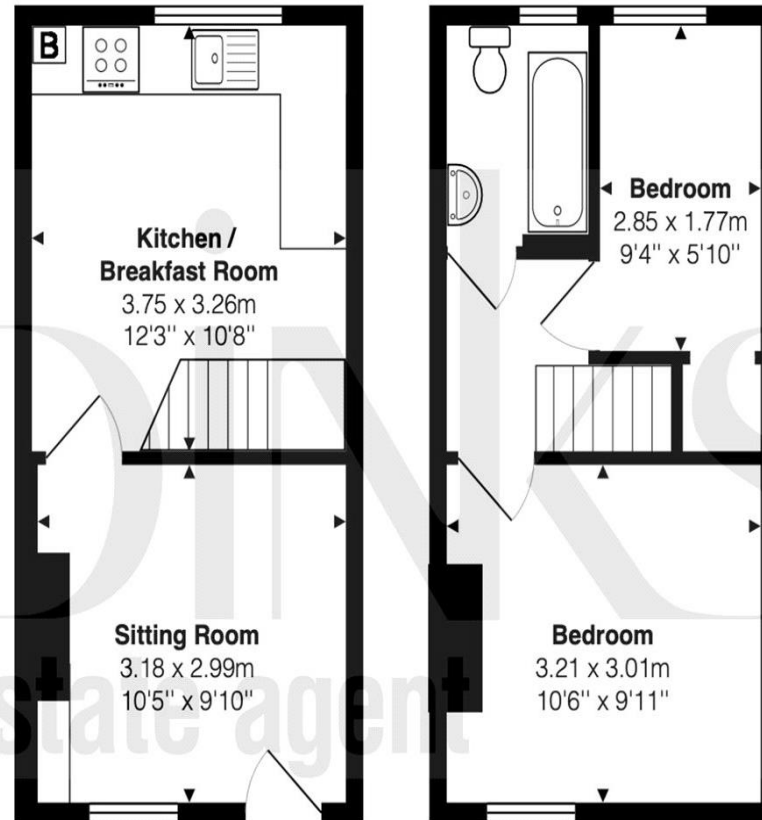
Council Tax: Buckinghamshire Council – Band D -
£2,240.54 (For the period 2024-2025)

{ Two-bedroom character cottage set in a popular cluster of cottages located close to Ley Hill common. The property consists of a living room with log burner, re-fitted kitchen/breakfast room, two first floor bedrooms and a family bathroom. Enclosed garden area with shed.

Crown Cottages, Ley Hill, Chesham, Buckinghamshire, HP5 1UY

Approx. Gross Internal Area

44 Sq M – 475 Sq Ft



Ground Floor
Approx. Floor
Area 237 Sq.Ft.
(22 Sq.M)



First Floor
Approx. Floor
Area 239 Sq.Ft.
(22 Sq.M)

For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

