



Ley Hill

Chesham, Buckinghamshire, HP5

binks
estate agent

{ The Particulars

Ley Hill
Chesham, Buckinghamshire, HP5

Guide Price: £450,000
Freehold

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

Features

- Period Terraced Cottage
- Two bedrooms
- Living room
- Kitchen/breakfast room
- Bathroom
- Landscaped Garden with Studio
- Gas central heating
- Popular village location
- EPC: D

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The Property

Nestled in the sought-after village of Ley Hill is this delightful period terraced home which offers character and modern conveniences. This property is perfect for those seeking a tranquil countryside lifestyle with easy access to local amenities.

The entrance porch opens to a cosy living room featuring wooden flooring, creating a warm and inviting ambiance.

There is a well-equipped kitchen/breakfast room which has a range of built-in appliances, matching wall and base units and a generous wooden breakfast bar, ideal for casual dining or entertaining.

Adding a touch of flair, the spiral staircase leads to the upper floors, enhancing the cottage's unique charm.

On the first floor the bedroom is complete with built-in wardrobes, offering ample storage space. The family bathroom includes a bath and a separate shower cubicle, as well as a low-level WC and sink.

The top floor has a versatile second bedroom, located in the attic with eaves storage, making it a perfect guest room or home office.

Externally the property has an enclosed, landscaped garden designed for relaxation and outdoor enjoyment. The property also benefits from a shuttered bin store, garden studio with power and light, ideal as a home office or gym and an additional craft room for creative pursuits.

{ Period terraced cottage situated in a tucked away location close to Ley Hill Common. Arranged over three floors the property has an entrance porch, living room, fitted kitchen/breakfast room, two bedrooms and a bathroom. There is a good-sized garden area with a versatile garden studio and craft room.

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.

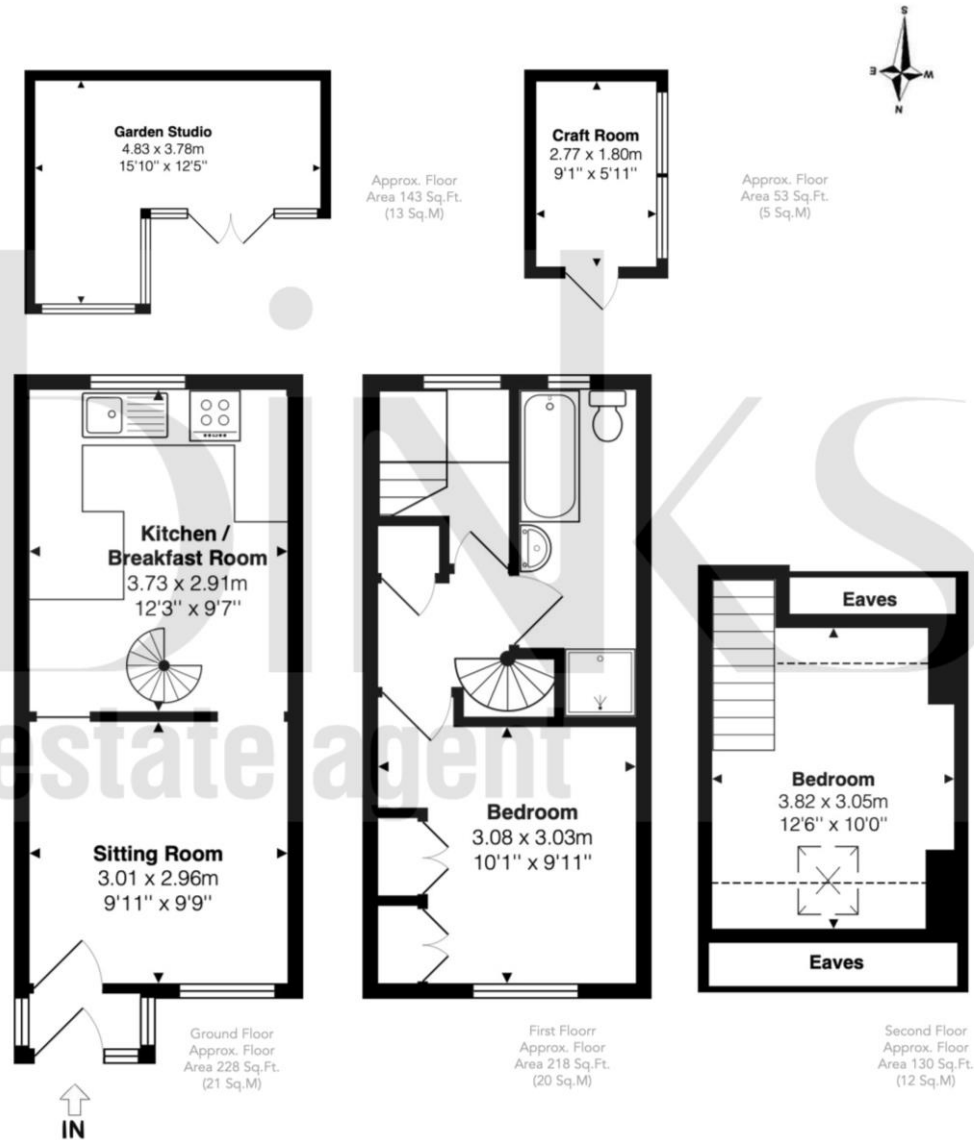
Chesham Metropolitan line station offers fast services into Central London and The City beyond. The M25 and M40 motorway and A41 road networks are also easily accessible from the property.

Costs

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

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

Approx. Gross Internal Area
72 Sq M – 773 Sq Ft (Excluding Eaves)



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.

