



Approx. gross internal floor area 844 SQFT / 78.4 SQM (Excludes restricted head heights, Includes garage)
 Approx. gross external floor area 1160 SQFT / 107.8 SQM (Includes garage)

WHITEWOOD
ESTATES
COUNTRY HOMES & VILLAGE PROPERTIES

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Ley Hill **£450,000**

An opportunity to acquire a three double bedroom period cottage in this delightful rural setting, located just off the village Common at Ley Hill. With off road parking and a garage, generous garden to front and rear, the property offers accommodation over three levels, on the ground floor a spacious sitting/dining room with feature fireplace and log burner, Kitchen with a glass atrium roof. On the first floor there is a double bedroom and family bathroom, on the second floor there are two further double bedrooms. Ley Hill offers an excellent primary School, golf course, public houses and delightful country walks. Nearest station would be Chesham with the Metropolitan Line which is a five minute drive. Offered for sale with no upper chain.

Ground Floor

Entrance Porch

Sitting Room

Feature fireplace with log burner, wooden flooring, stairs to first floor.

Kitchen

An attractive room fitted with a range of both blue and cream wall mounted and floor standing storage units with solid wooden work surfaces, ceramic 1.5 bowl inset into worktop. Space for fridge/freezer, and range cooker, glass atrium roof, cupboard housing gas central heating boiler, door to the rear garden.

First floor

Landing

Doors to bedroom and bathroom

and stairs to second floor.

Bedroom One

Double glazed window with views to the garden, radiator.

Bathroom

White suite with panelled bath with mixer tap and shower attachment, glazed shower screen, wall mounted shower mixer, pedestal wash hand basin, close coupled wc, fully tiled walls, Airing cupboard with hot water cylinder, chrome ladder towel radiator, tiled flooring, double glazed window to rear garden.

Second Floor

Landing

Access to loft via ladder, doors to:

Bedroom Two

Double glazed window with double

aspect to side and front., radiator.

Bedroom Three

Double glazed window to side, radiator.

Outside

To the Front

Mainly laid to lawn with mature hedging, path leading to front door.

Rear Garden

Good size private rear garden, laid to lawn, well fenced.

Garage & Parking

Garage

With metal up and over door, accessed via Kiln Lane, with parking for 1 vehicle to the front.

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