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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Ley Hill

## PRICE GUIDE

£950,000

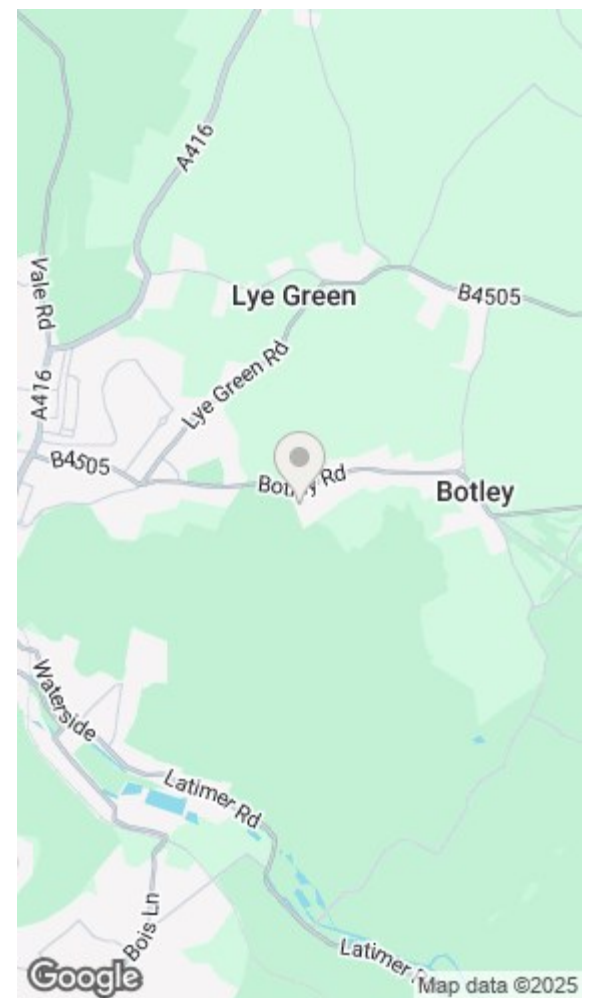
Located in a set back position on a peaceful single track road and boasting a Westerly facing garden backing directly onto countryside. An immaculately presented 4 double bedroom family home with 3 reception rooms and 2 bathrooms. Ample driveway, single garage and garden laid to lawn and within easy striking distance of Chesham Grammar. Viewing essential.



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Total area: approx. 151.2 sq. metres (1628.0 sq. feet)



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



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Located in a peaceful setting on a generous plot in the heart of Ley Hill village.



#### Ground Floor

The entrance porch leads to the front door which opens to a spacious entrance hallway which has stairs rising to the first floor and doors to the ground floor accommodation. There is also a courtesy door opening to the garage from here. A door opens to the ground floor cloakroom which is fitted with a two piece suite. Directly ahead of you, a door opens to a very generous main reception room which boasts two sets of sliding patio doors opening to the rear garden and allowing natural light to flood this space. This reception room is also further enhanced by a wood burning stove. From here double doors open to the open plan kitchen/dining room which has double aspect windows to the rear and side providing panoramic views over the well maintained gardens. The dining area flows directly through to the kitchen space which has been comprehensively fitted with a range of base and eye level units and leads directly through to a third reception room overlooking the front - this space could be used as a home office, family room or a second dining space.

#### First Floor

A split level landing leads to all four of the double bedrooms and to the family bathroom which has been fitted with a four piece suite including separate bath and shower cubicle. One of the bedrooms also has the advantage of an ensuite shower room. There is also a hatch opening to the loft space. From the bedrooms overlooking the rear of the property there are beautiful views over the garden and countryside beyond.

#### Outside

Boasting an exceptionally set back position and well screened at the front by a variety of mature trees and hedging the front garden space is laid to lawn with a driveway extending down one side and to the front of the property providing ample off road parking and also leading to the single garage with up and over door. A pedestrian gate to the side leads to the back garden where a good size flagstone patio is directly to the rear of the house leading to the main portion of the garden which is laid to lawn with several mature boarders. Westerly facing in aspect the garden benefits from a sunny aspect and is fully enclosed by a range of fencing and mature hedging.

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#### The Location

The house is set back from the road in the sought after village of Ley Hill, offering fields and forests to the front and back of the house in an area of outstanding natural beauty (AONB) with country walks and bridleways freely available. Ley Hill enjoys a 'village feel' with its cricket club, Golf Club and 2 pubs, it is in close proximity to Amersham, Chesham & Berkhamsted all offering mainline railway stations (central London approx. 40 minutes) with all the national supermarkets (Waitrose/Sainsburys) and retailers together with many specialist individual shops. They all have a popular market days each week together with several Coffee shops and restaurants.

#### Transport Links

Chesham station is approximately 0.8 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40).

#### Education In The Area

The area is also recognised for its highly sought after schools, a short walk away is Ley Hill Primary School and in the other direction is Chesham Grammer School. There is also the renowned Dr Challoners Grammar School in Amersham. Independent schooling is also very well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls). Nursery through to senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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