



Yew Tree Close

BUCKINGHAMSHIRE • GUIDE PRICE £300,000

A charming two-bedroom first-floor maisonette in Ley Hill, with a beautifully landscaped garden and countryside views—all just moments away from Chesham Underground Station.

- Central location in Ley Hill with stunning views of the countryside and nearby woodland walks.
- Landscaped private garden boasting a dining patio, expansive lawn, and wooden storage shed.
- Breakfast kitchen with a separate reception and dining room
- Leasehold with approximately 117 years remaining and low associated charges (contact Agent for further information)

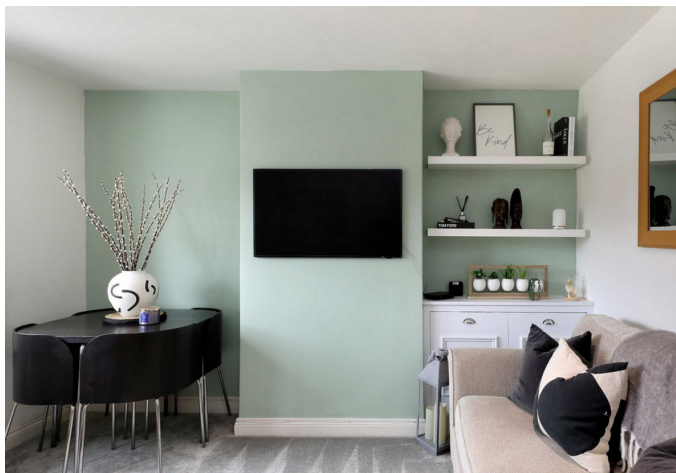
DESCRIPTION

A two bedroom first floor maisonette, nestled in a peaceful cul-de-sac that backs onto stunning open countryside. This hidden gem is not only a tranquil retreat, but it also boasts remarkable convenience—just a quick 4-minute drive to Chesham Underground Station and High Street.

A true gem, this bright & spacious property offers exceptional private outdoor space with dining patio, firepit area, mature flower beds, large lawn and garden shed. There is access to a public footpath leading into adjacent fields and Cowcroft Woods, perfect for summer dog walks to the local pub.

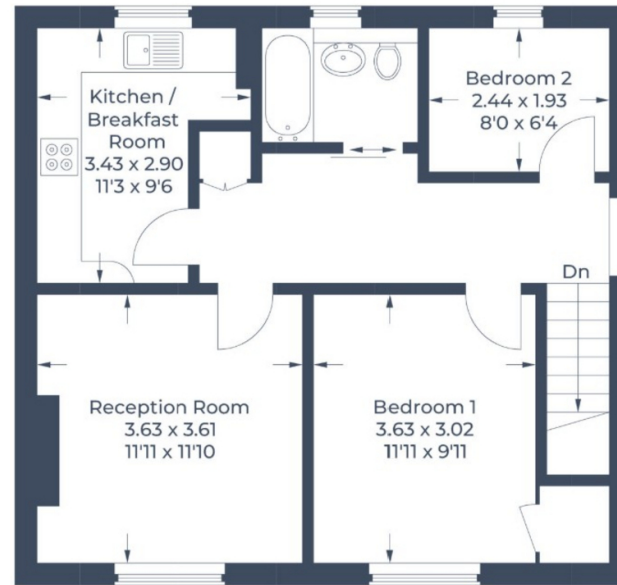
Ley Hill village boasts a lovely country pub, a golf course, cricket club, a highly commended primary school, and endless beautiful countryside to explore. Chesham Grammar School is just 1 mile away. This ideal first-time purchase combines the charm of village life with modern conveniences and excellent transport links, making it an ideal home for those seeking a tranquil yet connected lifestyle.

TERMS





Approximate Gross Internal Area = 56.4 sq m / 608 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
		76
		65
England, Scotland & Wales		
EU Directive 2002/91/EC		



Robbie Gittins
Partner
0203 879 0723
robbie.gittins@hardinggreen.com

Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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