



The Leys, Halton Village,
Buckinghamshire, HP22 5GH

TIM RUSS
& COMPANY



- Living Area
- Kitchen with integrated appliances
- Bedroom
- Shower Room
- Secluded decking area
- Parking for 1 car
- Gas Fired Central Heating

£225,000 Freehold

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The Property

This delightful easy to maintain property is small but beautifully formed and is situated in a lovely location in Halton Village with the benefit of a secluded decked area, driveway parking, gas fired central heating and double glazing.

The accommodation comprises: living room with double doors to the decked area, kitchen with integrated appliances including oven, ceramic hob, dishwasher, washer/dryer & fridge. A spiral staircase leads to the first floor where there is a double bedroom and an en-suite shower room.

For a buy to let investor, the property would let for £800 per calendar month.

Outside

There is a driveway to the front of the property for one car with a gate leading to the secluded decked patio area.

Additional Information

Council Tax Band: B / EPC Rating: C
Outgoings: £30 per month maintenance charge.

Location

Situated in the heart of Halton Village, in an Area of Outstanding Natural Beauty, and within about 1 ½ mile walk or 5 minute drive from Wendover village centre where there is a mainline railway station, on the Chilterns Railway Line, providing commuter services to Marylebone in 45-50 minutes. There are many opportunities for recreation close to the village including the renowned Halton Tennis Centre and Gym, Wendover Woods and Coombe Hill, and most sports are available in the Aylesbury Vale.

Directions

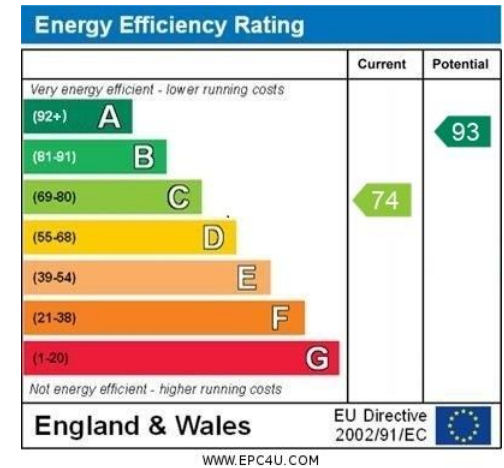
At the bottom of Wendover High Street turn right towards Tring. Proceed over two roundabouts and take the turning on the left into Chestnut Avenue (with the RAF aeroplane in the corner.) Follow this road into the village and the turning for The Leys can be found on the left hand side.

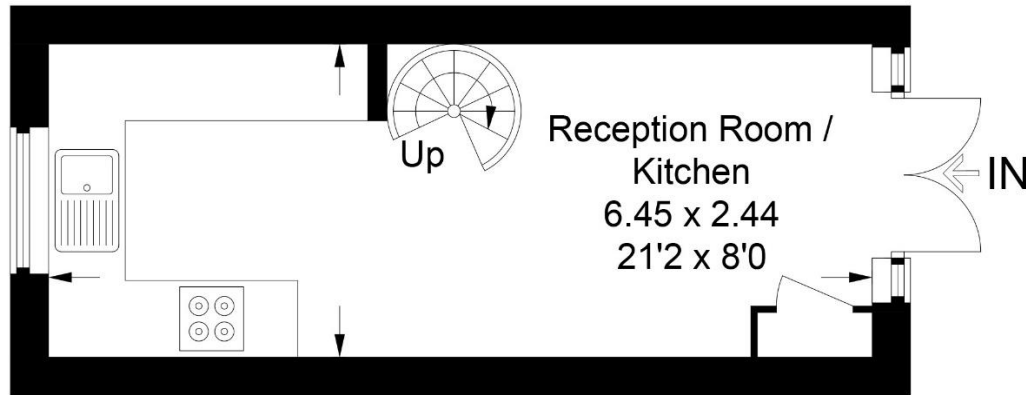
Viewings

Strictly by appointment only.

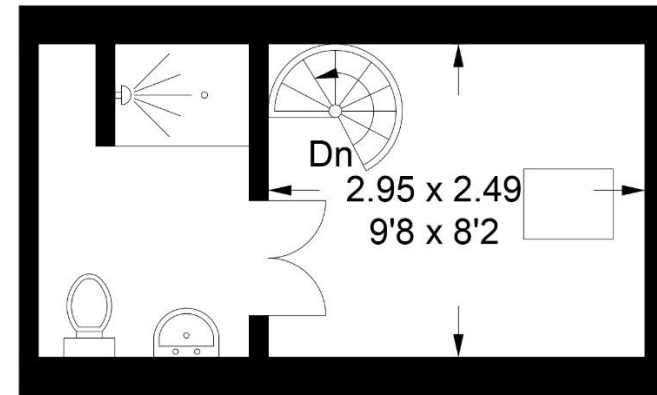
Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





Ground Floor



First Floor

The Leys, Halton Village

Approximate Gross Internal Area
 Ground Floor = 16.0 sq m / 172 sq ft
 First Floor = 11.6 sq m / 125 sq ft
 Total = 27.6 sq m / 297 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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