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**65 Lye Green Road, Chesham, Buckinghamshire, HP5 3NB**  
**Offers In Region Of £1,000,000**



# 65 Lye Green Road, Chesham, Buckinghamshire, HP5 3NB

A beautifully presented four double bedroom, three bathroom detached family home with the benefit of solar panels, situated on an attractive corner plot within a mile of the underground station and shops of Chesham in close proximity of highly regarded local schools including Chesham Grammar, Brushwood Junior, Newtown and Chesham Preparatory School. With a generous 264 square foot studio/garden office, this charming property provides more than 2,300 square feet of accommodation inclusive, with potential for further enlargement subject to the relevant consents. The bright and airy accommodation comprises: storm porch, entrance hall, cloakroom, study, 19ft sitting room with feature fireplace open to a conservatory garden room, separate dining room, and a fabulous triple aspect 25ft kitchen breakfast room with central island and bi-folding doors to the garden. The first floor offers a principal bedroom with fitted wardrobes, dressing room and an en-suite bathroom with underfloor heating, second guest bedroom with en-suite bathroom, two further double bedrooms and a modern family bathroom. Externally to the front, the property benefits from a lawned garden enclosed by hedging. Gated side access provides off road parking for several vehicles and access to the landscaped south easterly facing rear garden which is mainly laid to lawn with hedges and bushes to borders. There is a pergola as well as a generous flagstone patio providing two areas for garden furniture, outdoor entertaining and alfresco dining. EPC Rating: C



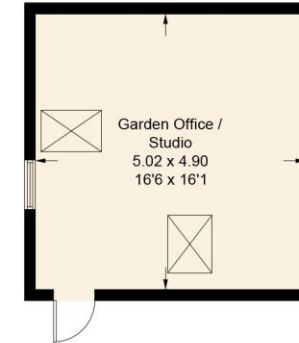
**MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX: BAND G

**65 Lye Green Road**

Approximate Gross Internal Area  
 Ground Floor = 104.2 sq m / 1,122 sq ft  
 First Floor = 90.7 sq m / 976 sq ft  
 Garden Office / Studio = 24.5 sq m / 264 sq ft  
 Total = 219.4 sq m / 2,362 sq ft



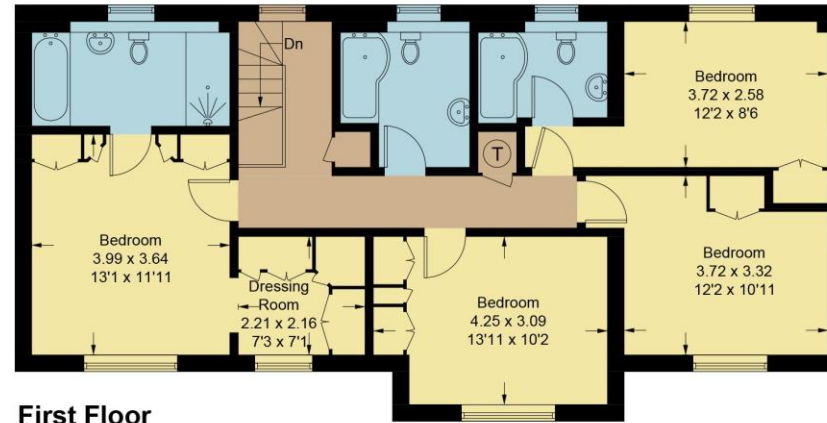
(Not Shown In Actual Location / Orientation)

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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**Ground Floor**



**First Floor**



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		
	72	76
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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