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**62 Lye Green Road, Chesham, Buckinghamshire, HP5 3LS**  
**Guide Price £1,175,000**



# 62 Lye Green Road, Chesham, Buckinghamshire, HP5 3LS

A very well presented and deceptively spacious five double bedroom, four bathroom detached family home situated on a generous 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 the benefit of no onward chain, the bright and airy property has been tastefully extended and remodelled by the current owner to provide accommodation in excess of 2,800 sq. ft with open plan living to suit today's modern lifestyle. The charming property provides: storm porch, spacious entrance hall, 15ft bay fronted family room, a fabulous 33ft open plan kitchen living dining room with large feature island and tri-folding doors to the generous level garden, large utility room, cloakroom, and a ground floor guest suite complete with walk in wardrobe and a stylish shower room. The stairs leading to the first floor offer a half turn landing with two generous walk in storage areas on the mezzanine level (with some restricted head height), and then onto the first floor with a family bathroom and three large double bedrooms, all with fitted wardrobes; two of which have newly fitted ensuites and Juliet balconies overlooking the garden. The second floor provides another large double aspect bedroom with eaves storage and some restricted head height. Externally to the front, there is driveway parking for multiple vehicles with flowers to borders. Gated side access leads to the 135ft rear garden which is mainly laid to lawn with an array of flowers, bushes, and shrubs to borders with a large patio area ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: C



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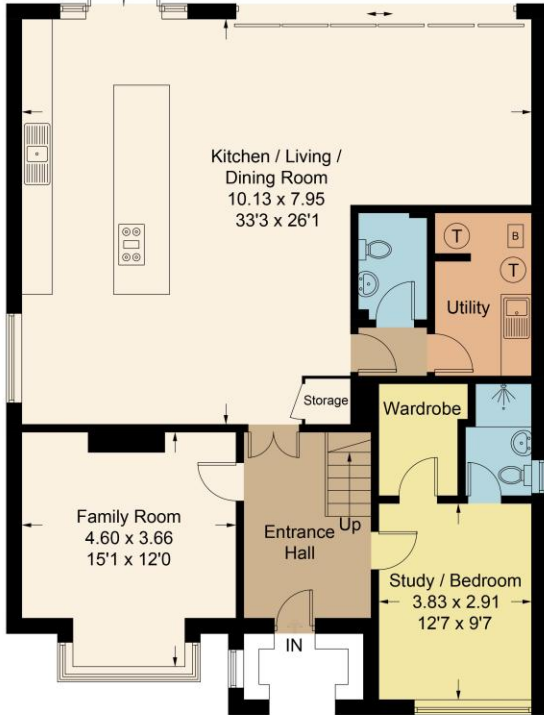
Approximate Gross Internal Area  
 Ground Floor = 125.5 sq m / 1,351 sq ft  
 First Floor = 112.3 sq m / 1,209 sq ft  
 Second Floor = 26.7 sq m / 287 sq ft  
 Total = 264.5 sq m / 2,847 sq ft



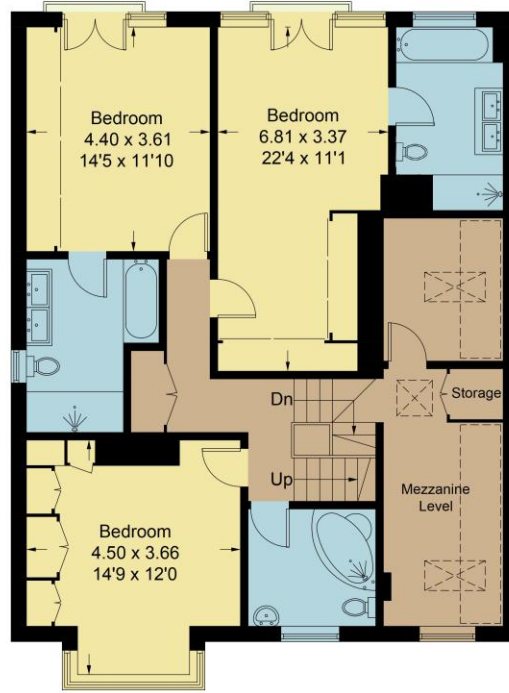
## MATERIAL INFORMATION

TENURE: FREEHOLD  
 COUNCIL TAX: BAND F

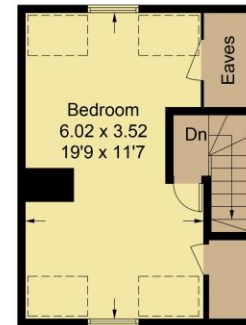
= Reduced headroom below 1.5m / 5'0"



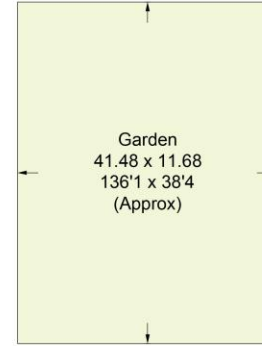
Ground Floor



First Floor



Second Floor



(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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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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	76
EU Directive 2002/91/EC		

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