

Cool Gales, Lycrome Road, Chesham,  
Buckinghamshire, HP5 3LA



**ROBSONS**  
RESIDENTIAL SALES

# Cool Gales, Lycrome Road, Chesham, Buckinghamshire, HP5 3LA

A stylish and lovingly presented 4/5-bedroom detached family home, ideally positioned on the outskirts of Chesham, offering convenient access to both Berkhamsted (approximately 3 miles away) and Chesham town centre, Metropolitan Line station, and the highly regarded Grammar School (approximately 1.5 miles away). Enhanced by the current owners, the accommodation comprises a welcoming entrance hall, cloakroom, spacious sitting room, and an impressive open-plan L-shaped kitchen/breakfast/family room with sliding doors opening onto the rear garden. The first floor offers a principal bedroom with en-suite shower room, three further bedrooms, and a stunning family bathroom, while the second floor provides a fifth bedroom. Outside, the L-shaped garden features a contemporary, multi-purpose garden studio complete with a shower room, making it ideal as a home office, guest accommodation, games room, gym, or creative workspace. A large driveway provides ample parking. Single garage. Freehold EPC rating: D Council Tax Band: G

Chesham is a popular old market town within the Chilterns and positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx. 55 minutes). The town provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva theatre/cinema offers a regular programme whilst Lowndes Park includes a lake, child's playground and immediate access to the surrounding countryside which forms part of the Chilterns Area of Outstanding Natural Beauty. Chesham Station is approximately 1.5 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40). The area is also recognised for its highly regarded schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoner's Grammar Schools The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Boys & Girls) for Nursery – Year 6: whilst senior schooling can be found at Berkhamsted School (Boys and Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only

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Directions: From our Chesham office, turn left at the roundabout onto White Hill. Proceed up the hill passing Chesham Grammar School on your right and straight over the next roundabout onto Lye Green Road. When the road bends sharp right, turn left onto Lycrome Road. Cool Gales is approx. 0.5 mile on your right-hand side, immediately before Sunnymede Avenue.

\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approximate Gross Internal Area  
Ground Floor = 65.5 sq m / 705 sq ft

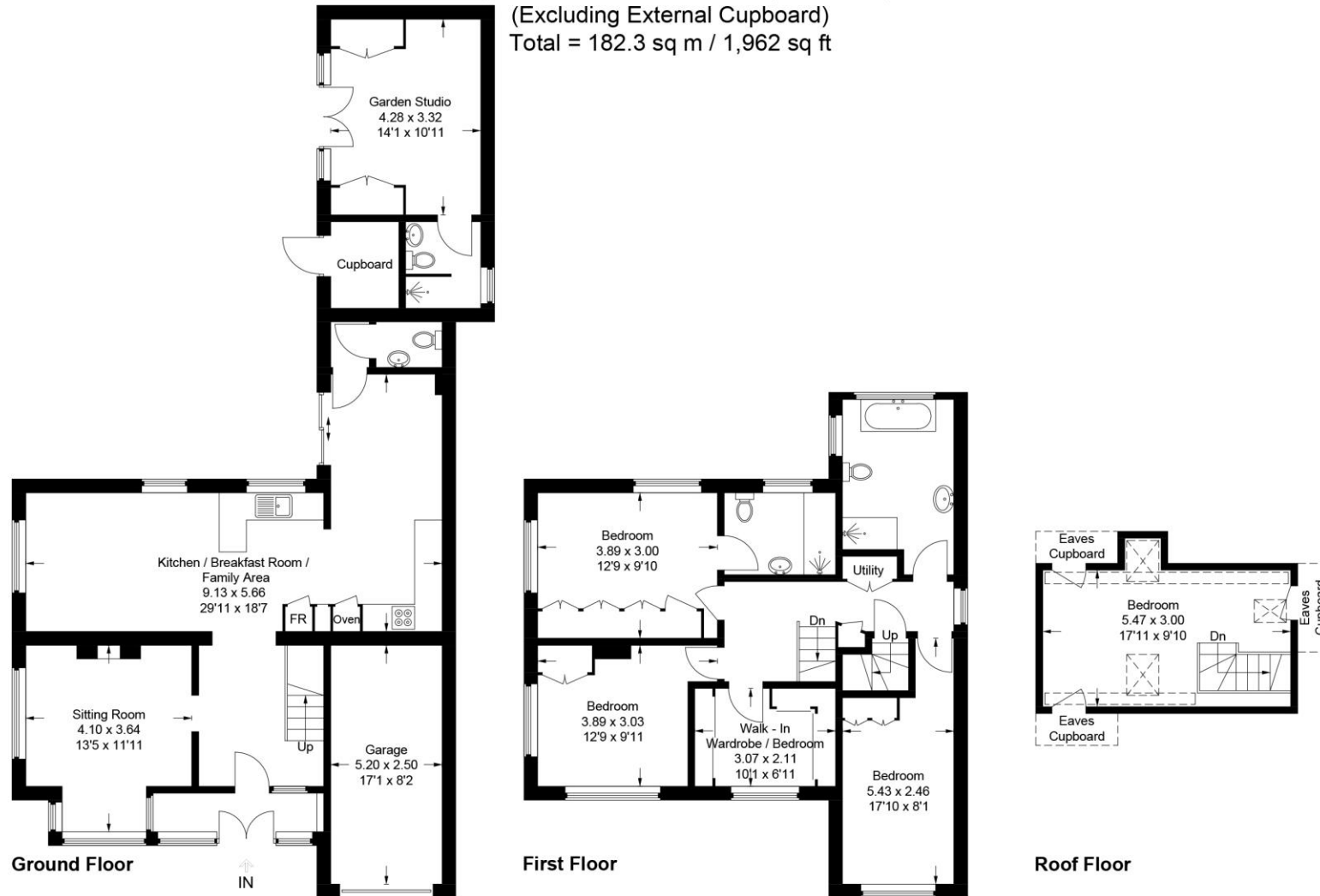
First Floor = 69.3 sq m / 746 sq ft

Roof Floor = 16.9 sq m / 182 sq ft

Garage / Garden Room = 30.6 sq m / 329 sq ft

(Excluding External Cupboard)

Total = 182.3 sq m / 1,962 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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