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Strathyre, Lycrome Road, Lye Green, Chesham, HP5 3LQ
Guide Price £475,000



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An extended semi-detached bungalow positioned within the semi-rural hamlet of Lye Green with access to the nearby towns of Chesham, Berkhamsted and Bovingdon and within easy reach of nearby countryside. With the benefit of no onward chain, this charming property is coming to the market for the first time in over 80 years offering potential for further enlargement and remodelling, subject to the relevant consents, thereby providing a great opportunity to create a fabulous home which can be personalised to individual taste for years to come. The neatly presented bright and airy accommodation comprises: porch, entrance hall, three generous bedrooms, shower room and a 22ft sitting dining room with feature fireplace and double doors to the kitchen, which benefits from a walk-in pantry/larder and side access to the garden. Externally to the front, there is driveway parking leading the detached garage with an area of lawn enclosed by fencing. Gated side access leads to the rear garden, which is mainly laid to lawn with raised beds, trees, bushes and shrubs, summer house, shed and a patio area. CHAIN FREE. EPC Rating: D



Strathyre, Lycrome Road, Chesham

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft

Garage = 12.0 sq m / 129 sq ft

Summer House = 6.9 sq m / 74 sq ft

Total = 102.1 sq m / 1,098 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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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+) 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		
	58	74
England & Wales		EU Directive 2002/91/EC

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

