

## Lycrome Road, Chesham, Buckinghamshire, HP5 3LA Guide Price £450,000



Situated on a corner plot on the outskirts of Chesham, this extended three-bedroom semi-detached family home is ideally positioned for access to the nearby towns of Chesham, Berkhamsted and Bovingdon and is within easy reach of nearby countryside. With the benefit of no onward chain, the property is coming to the market for the first time since being built in the 1970's, offering potential for further enlargement subject to the relevant consents, providing a great opportunity to create a fabulous home which can be personalised to individual taste for years to come. The bright and airy property provides neatly presented accommodation comprising: entrance hall, 16ft double aspect kitchen breakfast room, 16ft sitting room with feature fireplace and double doors to the garden, study, ground floor wet room, three bedrooms and a shower room. Externally, the front and side gardens are mainly laid to gravel leading to the generous south facing rear garden which is mainly laid to lawn with timber fencing to boundaries. There is a patio area with electric awning ideal for alfresco dining and outdoor entertaining with off-road parking to the rear leading to a detached garage with up and over door.

CHAIN FREE. EPC RATING: D

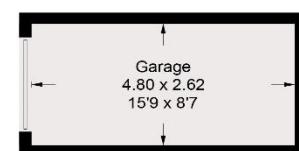
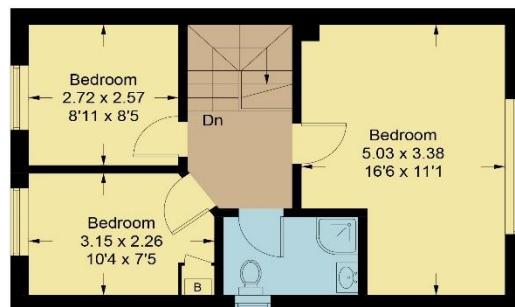
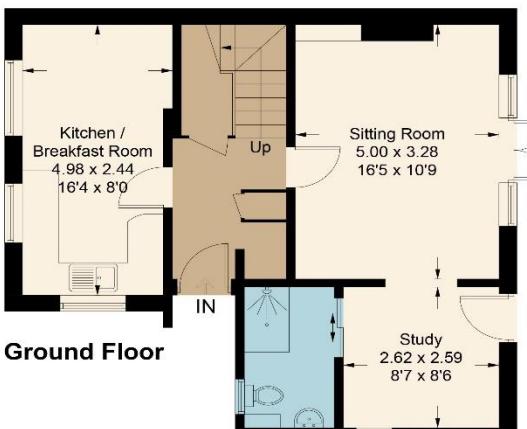
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## 10 Lycrome Road

Approximate Gross Internal Area  
 Ground Floor = 50.2 sq m / 540 sq ft  
 First Floor = 39.7 sq m / 427 sq ft  
 Garage = 9.9 sq m / 106 sq ft  
 Total = 99.8 sq m / 1,073 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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**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

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