



# Lycrome Road

Lye Green



Offers In Excess Of £1,400,000

Comprehensively upgraded by the present owners, this spacious single-storey detached family home offers a contemporary layout with quality fixtures, and sits within a beautiful established plot of approximately 0.4 acre.





Fully refurbished throughout, this outstanding home offers over 3,000 sq ft of versatile accommodation including an impressive open-plan kitchen/breakfast/dining and family room. Bespoke cabinetry comes with integrated ovens, hob and dishwasher, while expansive glazed doors open out to a superb decked verandah with BBQ; a stylish, sheltered seating area with magnificent vistas of the garden. Generous accommodation continues with a living room, study/fifth bedroom, and a useful utility room.

Three double bedrooms each benefit from an ensuite shower room, while a fourth double bedroom is served by the modern family bathroom plus an additional shower room. Ample fitted storage is available in the bedrooms and hallways.

Stepping outside, the delightful gardens are a real feature of this substantial residence and offer extensive lawns, attractive planting and mature trees. A luxury swim spa provides a superb spot to unwind with a glass of fizz. Combined with the expansive covered verandah, it's a wonderfully sociable space to host family and friends.

The sizeable grounds further offer two large sheds, a greenhouse, and raised vegetable beds. A double garage and driveway provide parking for several vehicles.

Occupying a scenic semi-rural location, yet just a short drive away from excellent schools and the Metropolitan line to central London.



#### Services

Gas fired boiler serving domestic hot water and heating. Solar panels. Mains water, electricity and drainage. Council tax band G (Chiltern).

#### Situation

Lye Green is a charming hamlet with easy access to both Chesham and Berkhamsted town centres, each offering stations (serving London) and thriving High Streets. The property falls within the catchment for Chesham Grammar and Dr Challoner's Boys and Girls Schools.



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These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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