



Estate Agents  
**Hurst**

8 Toms Turn, Hazlemere, Bucks, HP15 7DX  
Offers In Excess Of £700,000

# 8 Toms Turn, Hazlemere, Bucks, HP15 7DX

Situated in an enviable position in this quiet cul-de-sac, on the ever-popular Cedar Park Development is this heavily extended, four-bedroom family home, that has been well cared for over the years, requires a small degree of modernisation and still lends itself to further expansion subject to obtaining the relevant planning permission. The property is located in one of the most sought-after areas in the centre of the village, conveniently situated for schools, local shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations and access to the underground via Amersham. The property has been extended to the ground floor and now provides a huge open plan Kitchen/dining/family room, as well as a loft conversion which provides a huge principal bedroom with en-suite and dressing room, that could be converted into a small 5th bedroom/study area if required. The accommodation includes; entrance hall with under stairs storage cupboard, guest cloakroom and utility room, fitted kitchen/breakfast/dining room with breakfast bar area, door to side access and French doors to rear garden, utility room, through lounge/dining room, family room, large sitting room with bay window to front aspect, three double bedrooms with a family bathroom to the first floor and a Principal bedroom with en-suite shower room and dressing room/study. The property also benefits from; gas central heating, double glazing, detached garage with driveway parking for two vehicles, workshop, and a stunning, larger than average level rear garden which is very secluded, as well as providing a huge plot which is mainly laid to lawn with fence and treeline enclosed boundary. This really is a lovely plot and would make an ideal family home and the property also provides easy access to the Cedar Parkland, that is within seconds walk of the property.



- **STUNNING FAMILY HOME ON LARGE LEVEL PLOT**
  - **OVER 1600SQ FT OF LIVING SPACE**
  - **PRINCIPAL BEDROOM WITH EN-SUITE**
  - **GARAGE AND DRIVEWAY PARKING**
  - **CLOSE TO LOCAL SCHOOLS AND WALKS**
- **HEAVILY EXTENDED TO THE GROUND FLOOR**
  - **UTILITY ROOM & GUEST CLOAKROOM**
  - **ALL BEDROOMS ARE GENEROUS SIZES**
  - **QUIET CUL-DE-SAC IN POPULAR AREA**
  - **INTERNAL AND EARLY VIEWING ADVISED**







### Toms Turn

Approximate Gross Internal Area  
 Ground Floor = 781 sq ft / 72.6 sq m  
 First Floor = 476 sq ft / 44.2 sq m  
 Second Floor = 363 sq ft / 33.7 sq m  
 Outbuildings = 209 sq ft / 19.4 sq m  
 Total = 1829 sq ft / 169.9 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.