



**11 Copes Shroves, Hazlemere, Buckinghamshire, HP15 7AG**



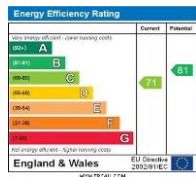
*A lovely, extended, semi-detached family house situated in the much sought after Cedar Park area of Hazlemere, close to good schooling and local amenities.*

Extended Semi Detached House | Garage | Driveway Parking For Several Cars | Private Garden With Gated Side Access | Entrance Hallway | Cloakroom With Underfloor Heating | Lounge | Open Plan Kitchen Living Area With Underfloor Heating | Dining Room/Study/Playroom/Bedroom | Three Double Bedrooms To The First Floor | Family Bathroom | Loft Converted And Is Currently Being Used As The Principal Bedroom With En-Suite And Walk-In-Wardrobe | Gas Central Heating | Double Glazing |

This Cedar Park house has been extended to provide a spacious family home and is located towards the end of a quiet cul-de-sac, which is in catchment for the popular Cedar Park School. To the front of the house is a large block paved driveway, which will accommodate several cars and provides access to a single garage. Once inside, off the hall is a cloakroom and the hall then leads through to a wonderful open plan kitchen/living area, which is fitted with wall and base units, a range cooker, underfloor heating, a large sky lantern and ample space for a large dining table and seating area. There is a separate living room with a feature gas fireplace, as well as a dining room, which is currently being used as a home office or could be used as children's playroom or bedroom. Upstairs, on the first floor, are three double bedrooms and a family bathroom. The loft has been converted and is currently being used as the principal bedroom with an en-suite and walk-in-wardrobe. Outside, to the rear, is a level garden that is mainly laid to lawn with two patio areas and gated side access, as well as a rear door to the garage. With over 1600 sqft to live in, this is a must-see house to fully appreciate its accommodation.

**Price... £599,950**

Freehold





## LOCATION

Located in the much sought after Cedar Park Development... Park Parade nearby with excellent shopping facilities which include supermarket, pharmacy and coffee shops etc.... Catchment area for Cedar Park School.... Catchment for the excellent Grammar Schools.... Local amenities include a Library, Post Office, Doctor and Dentist Surgery.... Buses to High Wycombe (2 miles) and Amersham (5 miles).... 25 minute London trains from High Wycombe.... Underground Station at Amersham with London trains | London train service from Beaconsfield (5 miles).... Three M40 accesses 10/15 minute drive.... On the doorstep of open countryside....

## DIRECTIONS

In an approach from The Wye Partnership office at Hazlemere Crossroads, take the Holmer Green Road (signposted Holmer Green) and then turn second left into Cedar Avenue. Turn first right into Roberts Ride and then then take the third turning on the left into Copes Shroves. Continue along as the road bears left and the property will be found on the left hand side identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

Under section 21 of the 1979 Estate Agents Act we declare that the vendor of this property is a friend of a Partner of Wye Partnership Estate Agents.

## COUNCIL TAX

Band D

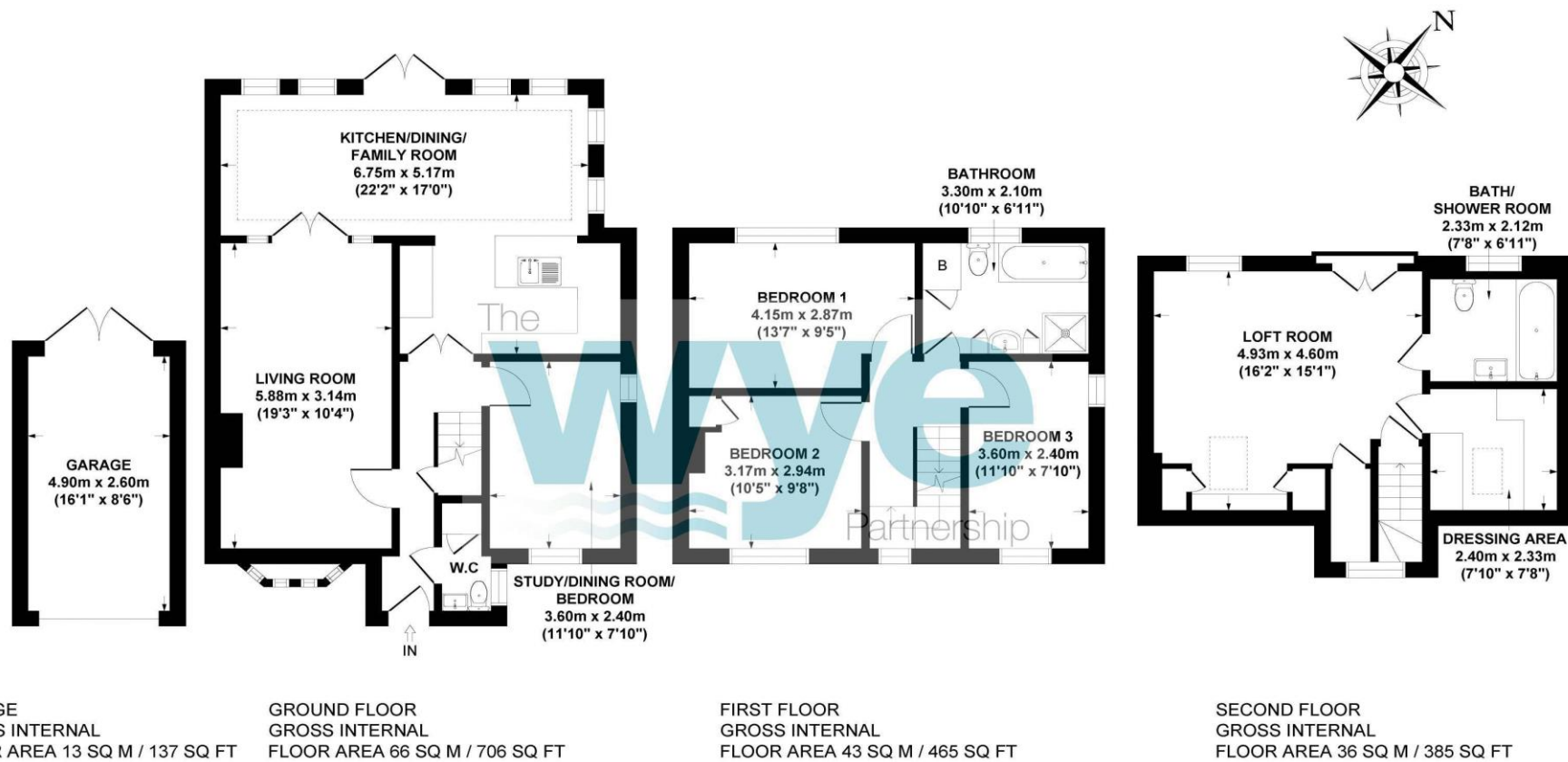
## EPC RATING

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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*







**COPES SHROVES, HAZLEMERE, HP15 7AG**  
**APPROX. GROSS INTERNAL FLOOR AREA 147 SQ M / 1693 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership