

59 Coppice Farm Road, Tylers Green, Buckinghamshire, HP10 8AN



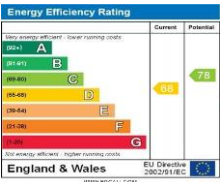
*An impressive, semi-detached, family house with flexible accommodation, convenient to local schools and amenities and situated in the popular village of Tylers Green.*

Semi Detached Family House | Enclose Porch | Entrance Hallway | Living Room/Dining Room | Family Room/Bedroom Five/Study | Kitchen/Breakfast Room | Conservatory | Utility Cupboard | Cloakroom | Wet Room/Cloakroom | Four Bedrooms | Principal with Dressing Area and Ensuite | Family Bathroom | Spacious Loft | Extended in 2011 | Gas Central Heating | Double Glazed Throughout | Driveway Parking | Good Size Rear Garden |

An extended, family home situated in Tylers Green with a block paved driveway to the front and a lovely private rear garden, which is mainly laid to lawn with an initial patio area, shingled rear, corner summerhouse and gated side access. Internally, the overall space of this house is flexible with ample accommodation throughout both floors. There is an initial enclosed porch, which is a great space for those wet shoes and muddy boots, and this leads through to the entrance hall, which has a utility cupboard and parquet flooring, that can be found throughout the majority of the ground floor. The living room is dual aspect as it flows through a dining area then onto a conservatory. The kitchen/breakfast room is fitted with wall and base units and there is ample space for a table and chairs, as well as French doors leading to the garden. The family room can also be used as a study or even a downstairs bedroom, as there is a fully equipped wet room and inner lobby. Upstairs is a spacious landing with access to a large loft and you will also find the family bathroom and four good size bedrooms, with the principal bedroom benefiting from a dressing room and ensuite shower room. This is a lovely family home that needs to be seen!

**Price... £640,000**

**Freehold**





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### LOCATION

Superb Tylers Green Location... Extremely convenient for local amenities, local store and Post Office literally a few minutes level walk.... Doctors, dentist, library and Tesco Express in nearby Hazlemere.... Supermarket and coffee shops at Park Parade, Hazlemere.... Good local schools catering for children of all ages.... Catchment for the excellent Grammar Schools.... Buses pass close by serving High Wycombe (3 miles) with a 25 minute London train service.... London train service also available at Beaconsfield (4 miles).... London Underground Metropolitan Line from Amersham (5 miles).... Three M40 access points are within a 10/15 minute drive....

### DIRECTIONS

From The Wye Residential Hazlemere Office proceed down the Penn Road in the direction of Penn taking the seventh turning right into Coppice Farm Road and number 59 can be found on the right hand side as identified by a Wye Residential 'For Sale' board.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band E

#### EPC RATING

D

#### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

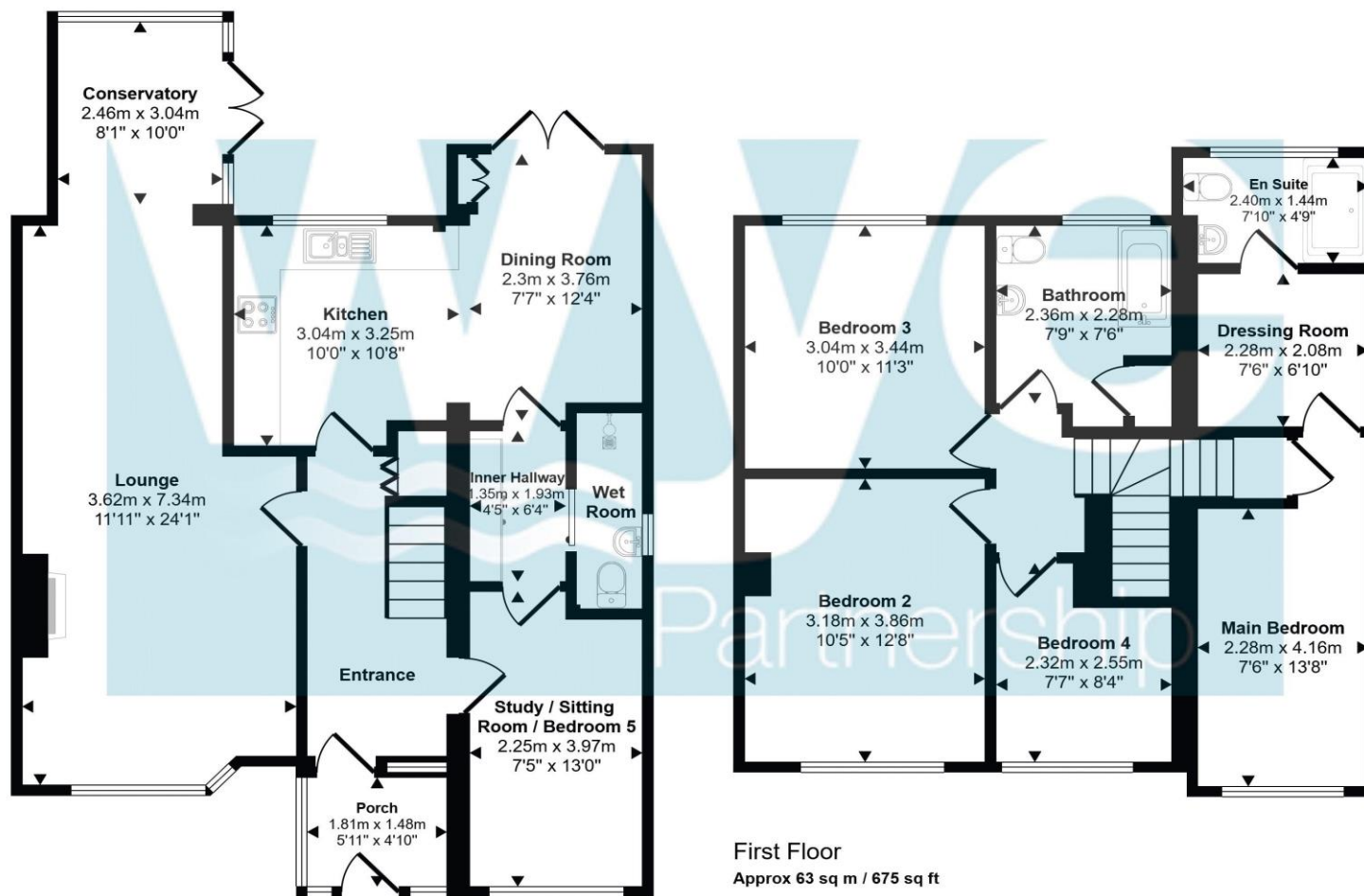
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
137 sq m / 1474 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership