

4 The Coppice, Great Kingshill, Buckinghamshire, HP15 6HU

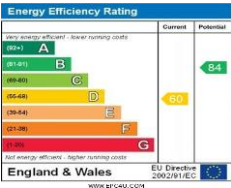
Superbly located, detached house, part of this popular Chiltern village, having been improved and refitted offering four bedrooms, two bathrooms and two reception rooms. Must be seen!

Attractive, Detached Family Home | Excellently Presented And Improved | Entrance Hall Featuring an Oak And Glass Staircase | Cloakroom | Living Room With Solid Fuel Burner | Dining Room | Kitchen/Breakfast Room | Gas Radiator Central Heating | Sealed Unit Windows | Four Bedrooms | Ensuite Bathroom To The Main | Refitted Family Bathroom | Driveway | Single Garage | South Facing, Good Size Garden With Two Patio Areas |

Cul-de-sac located, in this popular Chiltern Village, is this attractive, improved and refitted detached house, which must be seen to be appreciated. On entering the property, there is an entrance hall, showcasing the newly fitted Oak and glass staircase and access to the downstairs cloakroom. Leading off from the entrance hall, is the attractive living room with solid fuel burner and dining room, which provides access to the rear garden. There is a 15'3 kitchen/breakfast room with windows overlooking the rear garden and side door access. To the first floor, there are four good size bedrooms, an ensuite bathroom to the main bedroom and a refitted family bathroom. To the outside, at the front there is a private driveway leading to the single garage and to the rear, a south facing, good size gardens with two patio areas. The property benefits from a new boiler which serves the gas fired radiator central heating and sealed unit double glazing throughout. This is a lovely property, of which an internal viewing is highly recommended.

Price... £725,000

Freehold



LOCATION

Situated at the end of this sought after cul-de-sac.... Part of this fine Chiltern village.... Countryside literally surrounds Great Kingshill.... The village store and pub are located by the Cricket Green, less than a 10 minute walk.... Excellent choice of schools available close-by serving children of all ages.... Busses pass close-by serving Great Missenden (2.5 miles) and High Wycombe (5 miles).... Just over 40 minute service to London from Missenden and 30 minutes from Wycombe.... Two M40 access points are within a 15 minute drive....

DIRECTIONS

From the Hazlemere branch of Wye Residential take the Holmer Green Road and proceed through the traffic lights and over the first roundabout. Continue and at the second roundabout turn left into Spurlands End Road. Continue to the end of the road and turn left into Heath End Road. Take the second left into St Margarets Grove and then left into The Coppice, where the property will be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

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.

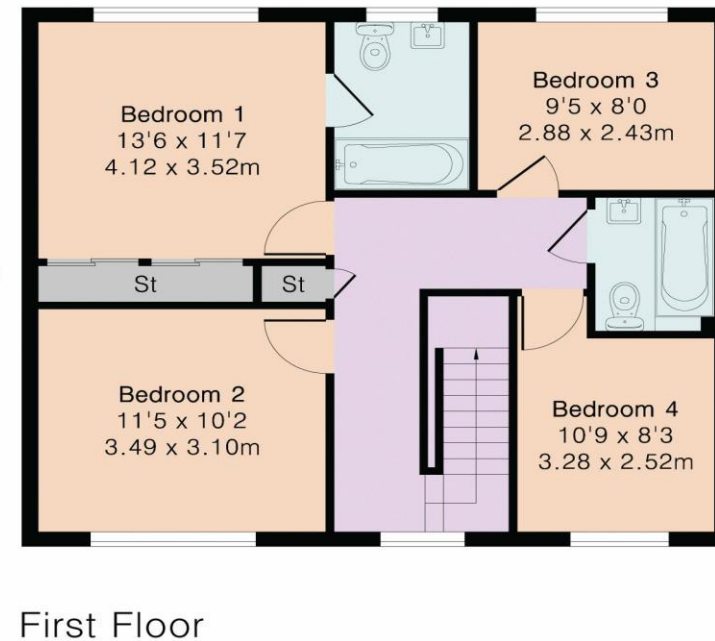
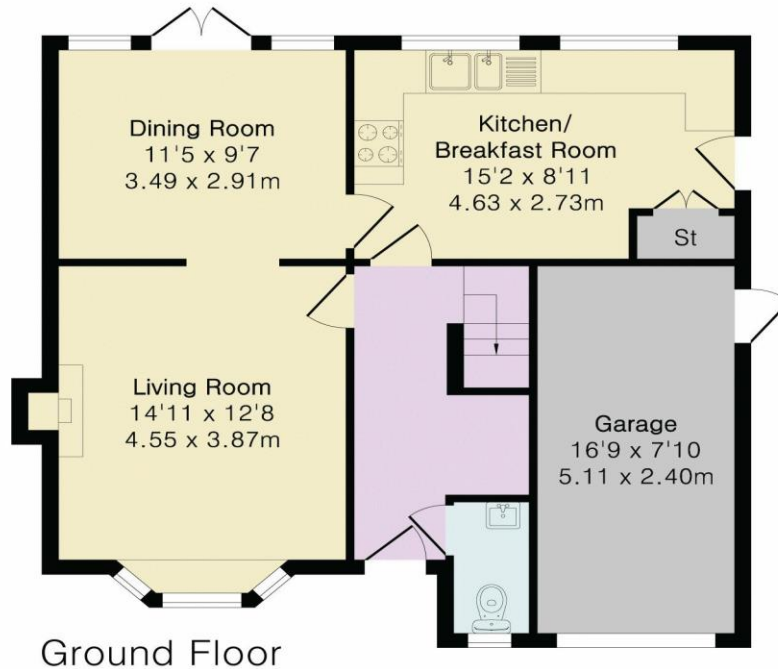


**Approximate Gross Internal Area 1165 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 629 sq ft – 58 sq m

Garage Area 132 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership