



9 Copes Shroves, Hazlemere, Buckinghamshire, HP15 7AG



*A well maintained, four bedroom, Cedar Park house, which requires modernising and comes to the market with no onward chain.*

Cedar Park Semi Detached House | Driveway Parking | Single Garage | Enclosed Porch | Entrance Hallway | Cloakroom | Living Room | Dining Room | Kitchen | Conservatory | Utility/Storage Area | Four Bedrooms With Principal Bedroom Benefiting From A Night Cloakroom | Bathroom With Separate W.C. | Private Garden | Double Glazing | Gas Central Heating | No Onward Chain |

First time to market since being built in 1967 and located on a quiet cul-de-sac in the popular village of Hazlemere, is this semi-detached family house. The property benefits from double glazing and gas central heating, and although the house requires some updating, this property offers good potential and has no onward chain. On entering, there is an enclosed porch with cloakroom and then a bright entrance hall. There is a dual aspect living/dining room with patio doors leading through to the conservatory. The kitchen is fitted with wall and base units and provides access to a storage/utility area and the single garage. Upstairs, on the first floor, are three bedrooms (two with fitted/built-in cupboards), a bathroom and separate W.C., and then to the top floor, there is the principal bedroom with built in cupboard and night cloakroom. To the front of the property, you will find a double driveway and to the rear, is a private garden with an initial patio and then mainly laid to lawn. A fantastic opportunity to put your own mark on this Cedar Park House.

**Price... £490,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		83
C		
D		
E	54	
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		





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## 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 and the property will be found on the left hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

E

### 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 on as statements of representation of fact and do not constitute any part of an offer or contract.*

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**COPEs SHROVES, HAZLEMERE, HP15 7AG**  
**APPROX. GROSS INTERNAL FLOOR AREA 140 SQ M / 1513 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

