



63 Copes Shroves, Hazlemere, Bucks, HP15 7AL

Situated in an enviable corner plot position in this quiet and central location, on the ever-popular Cedar Park Development is this heavily extended, four-bedroom semi-detached family home, that has been well cared for over the years, and is offered in excellent condition throughout. 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, access to the underground via Amersham is also within a short drive of the property. Other than adding an additional bedroom the extension now provides the showpiece of the home which is a stunning plan kitchen/breakfast/family room, that provides an unusual, yet stunning corner bi-folds that open out to the garden. The accommodation includes; entrance hall with under stairs storage cupboard, guest cloakroom, utility room with door to side access, open plan fitted kitchen/breakfast/family room with breakfast bar area and underfloor heating, large sitting room, dining room with French doors opening out to the garden, principle bedrooms with en-suite bathroom, three further bedrooms and a modern four piece family bathroom. The property also benefits from; gas central heating, double glazing, detached garage with driveway parking for several vehicles (including space for a motorhome/caravan), enclosed and wrap around gardens which have been fully landscaped and provide various areas that are a perfect place for entertaining, including a covered gazebo area and storage shed. This really is a lovely property and an early and internal and early viewing is highly recommended.

- HEAVILY EXTENDED FOUR BED SEMI
- STUNNING CONDITION THROUGHOUT
- VERSATILE & WELL PROPORTIONED HOUSE
 - IDEAL FAMILY HOME
 - PRINCIPAL BEDROOM WITH EN-SUITE
- DETACHED GARAGE & PARKING FOR 4/5 VEHICLES
 - CENTRAL VILLAGE LOCATION
 - EARLY & INTERNAL VIEWING ADVISED
- UNDERFLOOR HEATING TO OPEN PLAN KITCHEN AREA
- PRINCIPLE BEDROOM WITH EN-SUITE





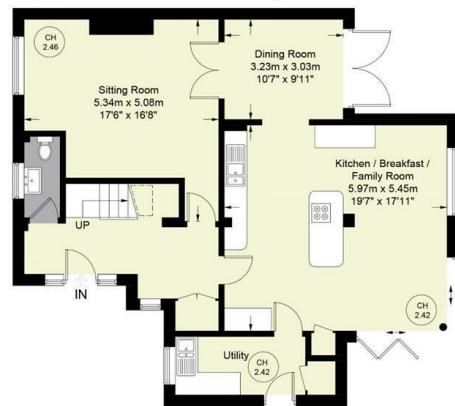


Copes Shroves

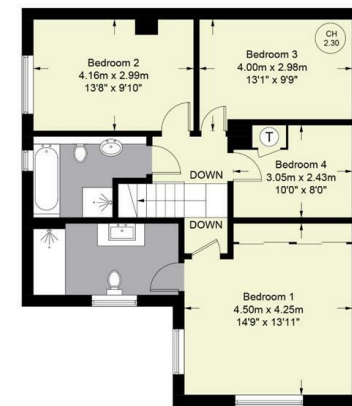
Approximate Gross Internal Area
Ground Floor = 945 sq ft / 87.8 sq m
First Floor = 791 sq ft / 73.5 sq m
Garage / Shed = 210 sq ft / 19.5 sq m
(Excluding Gazebo)
Total = 1946 sq ft / 180.8 sq m



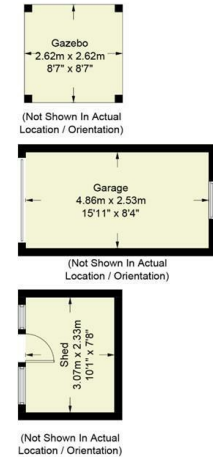
CH 2.46 = Reduced headroom below 1.5m / 5'0" CH 2.46 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



Floor Plan produced for Hursts by Media Arcade Ltd ©.

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.

Hurst Estate Agents

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