



Estate Agents
Hurst

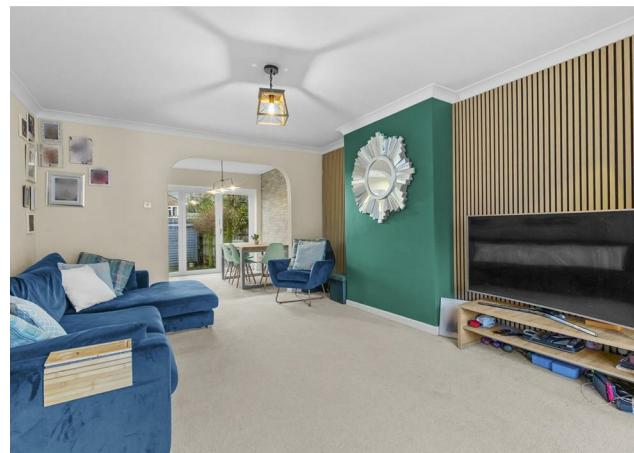
40 Copes Shroves, Hazlemere, Buckinghamshire, HP15 7AH

£500,000

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Offered to the market in immaculate condition throughout, this bright and spacious extended three bedroom semi detached family home is tucked away in a quiet cul-de-sac within the highly sought-after village of Hazlemere. The property enjoys a superb position within walking distance of local shops, amenities and well regarded schools, including Hazlemere Church of England Combined School, Cedar Park School plus Holmer Green & Sir William Ramsay School for secondary education. Park Parade is close by, offering a range of everyday conveniences such as shops, coffee houses and eateries, while excellent road links provide easy access to High Wycombe, Beaconsfield and the M40, making this an ideal location for families and commuters alike. The accommodation comprises: entrance hall, guest cloakroom, generous living room and a stunning open-plan kitchen/dining room featuring bi-folding doors opening directly onto the rear garden. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. Further benefits include ample driveway parking, garage, a south-facing enclosed rear garden complete with a bespoke built bar and large storage shed, gas central heating (boiler serviced annually with British Gas) and UPVC double glazing throughout.

- EXTENDED SEMI-DETACHED FAMILY HOME**
- IMMACULATE CONDITION THROUGHOUT**
- OPEN PLAN KITCHEN/DINING ROOM**
- SPACIOUS LIVING ROOM**
- GUEST CLOAKROOM**
- MODERN FAMILY BATHROOM**
- ENCLOSED REAR GARDEN WITH BAR**
- AMPLE DRIVEWAY PARKING**
- GARAGE & LARGE SHED**
- QUIET CUL-DE-SAC LOCATION**







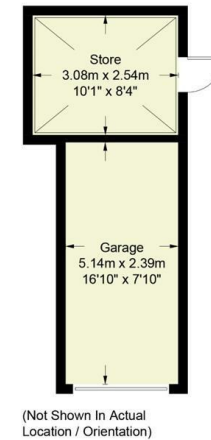
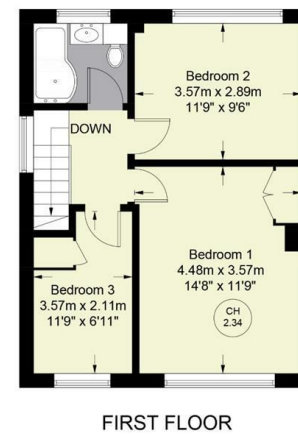
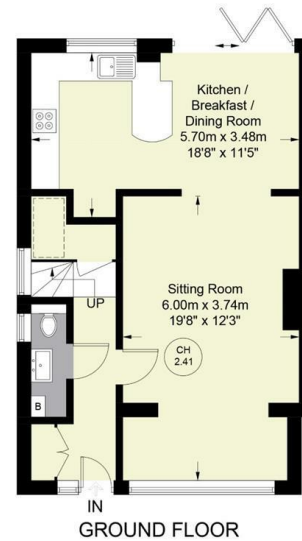
Copes Shroves

Approximate Gross Internal Area
 Ground Floor = 560 sq ft / 52.0 sq m
 First Floor = 457 sq ft / 42.5 sq m
 Garage / Store = 222 sq ft / 20.6 sq m
 Total = 1239 sq ft / 115.1 sq m



= Reduced headroom below 1.5m / 5'0"

= Ceiling Height



Floor Plan produced for Hursts by Media Arcade ©.

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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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