



# 4 The Coppice

## Great Kingshill

- Cul-De-Sac Located, Detached Family House
- Four Bedrooms, Two Bathrooms And Two Receptions
- Gas Fired Central Heating (New Boiler) And Sealed Units
- Driveway Parking And Single Integral Garage
- Private, South Facing Rear Garden With Two Patio Areas

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....

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

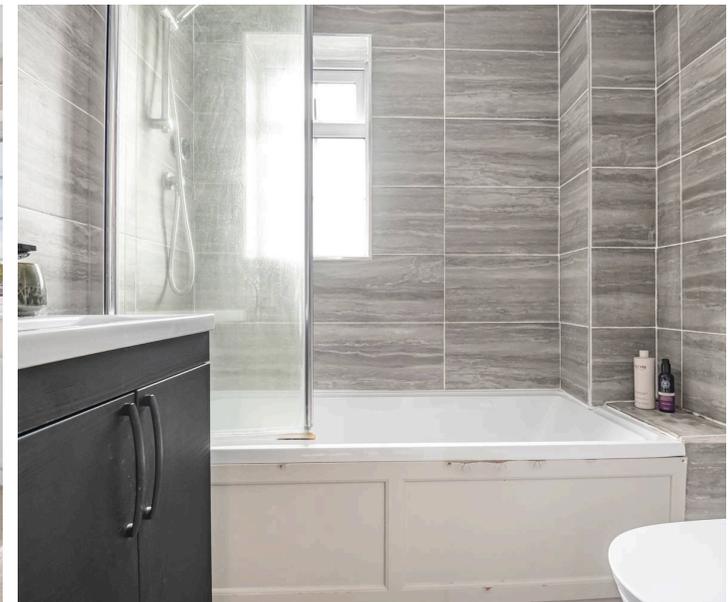


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### Great Kingshill

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

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 shower room 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.

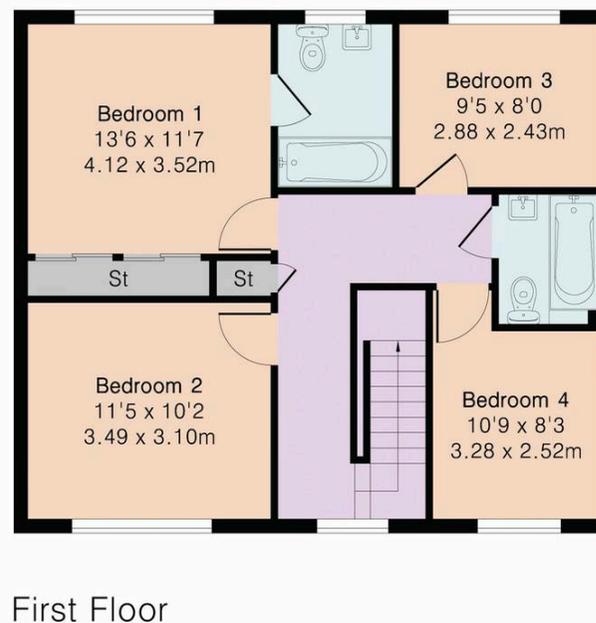


## Approximate Gross Internal Area 1165 sq ft - 108 sq m (Excluding Garage)

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.



## The Wye Partnership Hazlemere

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