



27 Copners Drive, Holmer Green, Buckinghamshire, HP15 6SG

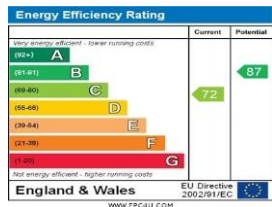
*A lovely, extended, end of terrace house situated in the much sought after village of Holmer Green.*

Extended End Terrace House | Large Hallway | Living Room | Dining Room With Door To Garden | Fitted Kitchen With Door To Garden | Two Double Bedrooms | Bathroom With Underfloor Heating | Separate W.C. With Underfloor Heating | Private Garden With Gated Rear And Side Access | Double Glazing | Gas Central Heating | Potential To Extend Further STPP |

First time to the market in 44 years, is this well maintained, end of terrace house located in the heart of Holmer Green village, close to local shops and good schooling. Having been extended by the current vendors, this spacious home is an ideal first time purchase or an investment purchase. On entering the property, there is a large entrance hallway that provides access to the living room and kitchen. The living room is dual aspect and flows into the dining room where there is door access to the garden. The kitchen is fitted with wall and base units, has plumbing for a washing machine and dishwasher, and again another door providing access to the garden. Upstairs are two good size bedrooms and a bathroom with separate W.C. The property is neutrally decorated, has recently had a new gas central heating system installed and there is double glazing throughout. The rear of the house offers opportunity to extend (STPP) into the garden, which is on the level and has a gated side and rear access, an initial patio and then mainly laid to lawn.

**Price... £375,000**

Freehold



## LOCATION

Within walking distance of the local village shops and amenities, which include a convenience store and pharmacy.... Superbly located in the heart of the village.... Extensive parade of shops at the nearby Park Parade in Hazlemere.... Village hall, pubs, children's playground, sports club and the local Common.... Friendly local community.... Good schools for all ages.... Excellent Grammar School catchment.... Local bus service runs through the village.... Beautiful Buckinghamshire countryside.... Local churches.... Three M40 access points within 10/15 minute drive with easy access to the M25 and M40.... Fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and nearest London Underground station Amersham (4 miles)....

## DIRECTIONS

From the Hazlemere Office of The Wye Partnership, leave the crossroads along the Holmer Green Road (signposted Holmer Green). Continue over the mini roundabout (second exit) and ascend Sawpit Hill. At the brow of the hill turn right into Wycombe Road, follow this road along, as it becomes Browns Road and take the second turning on the right into Copners Drive. Continue along, the road will bend to the left and the property can be found on the left hand side identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

As an agents note the sellers have advised us that the property is of timber framed brick skinned construction.

## COUNCIL TAX

Band C

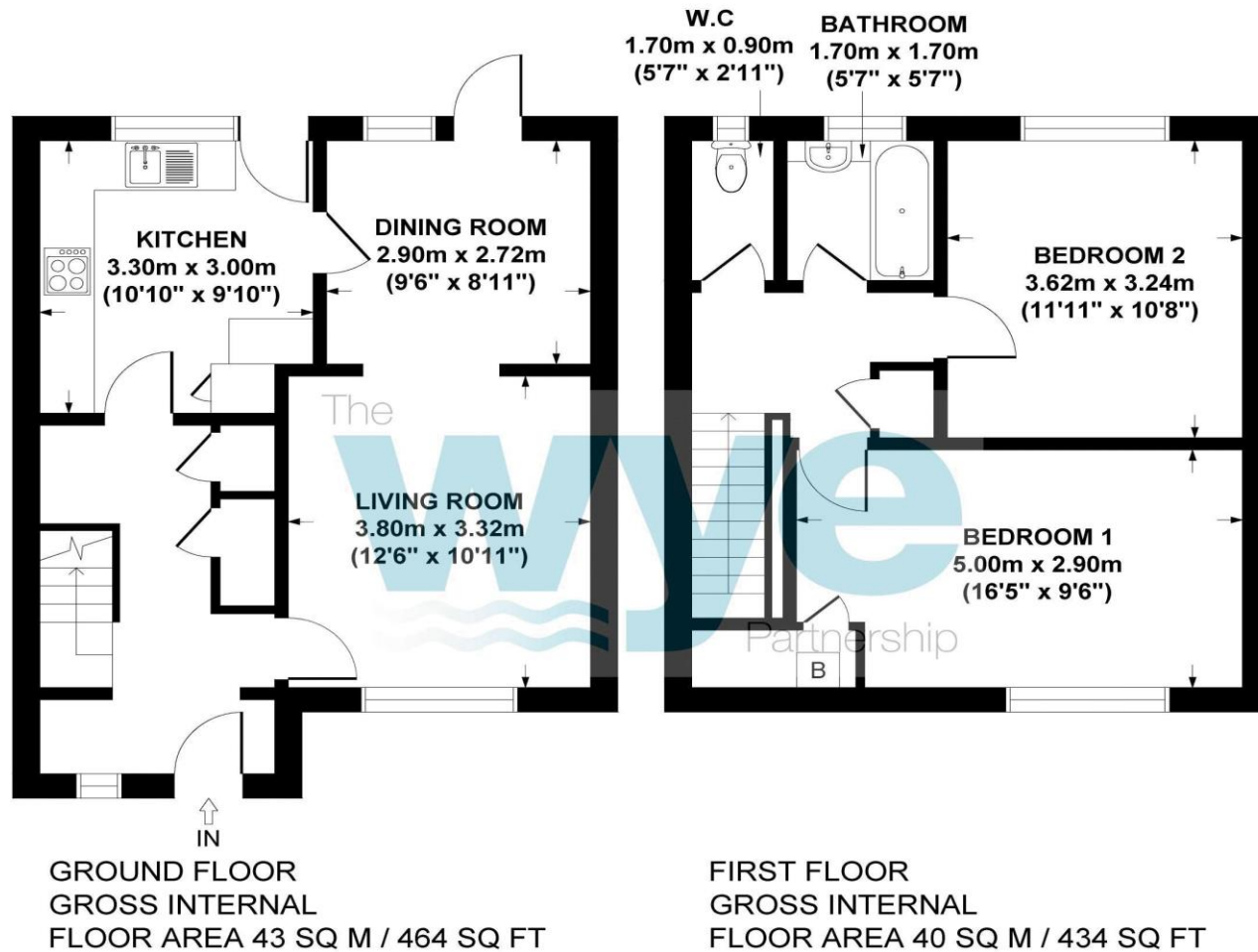
## EPC RATING

C

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser





**COPNERS DRIVE, HOLMER GREEN, HP15 6SG**  
**APPROX. GROSS INTERNAL FLOOR AREA 83 SQ M / 898 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership