



bonners & babingtons

Copse Drive  
Horsleys Green

# Copse Drive, Horsleys Green, Buckinghamshire, HP14 3UX

Offers in excess of £700,000

Located in a secluded cul de sac with beautifully presented gardens and a sweeping carriage driveway to the front of the property. This four bedroom detached bungalow is impeccably presented throughout, offering spacious and light and airy accommodation.

The property in brief comprises a generous entrance hallway leading through to a living room with an open fireplace further leading through to the dining room. A fitted kitchen is further accessed from the dining room with ample eye and waist level units as that further leads to a sun room and back to the entrance hallway. From the Hallway, a cloakroom, wet room style shower room and three bedrooms are found, one with an en suite shower room. Stairs also lead to a first floor bedroom. There is also additional loft space ideal for conversion should a new buyer wish to add a fifth bedroom or en-suite.

To the rear is immaculately kept rear garden with a paved patio and access to both sides of the property. To the front is a garage and driveway parking for several vehicles as well as mature gardens.





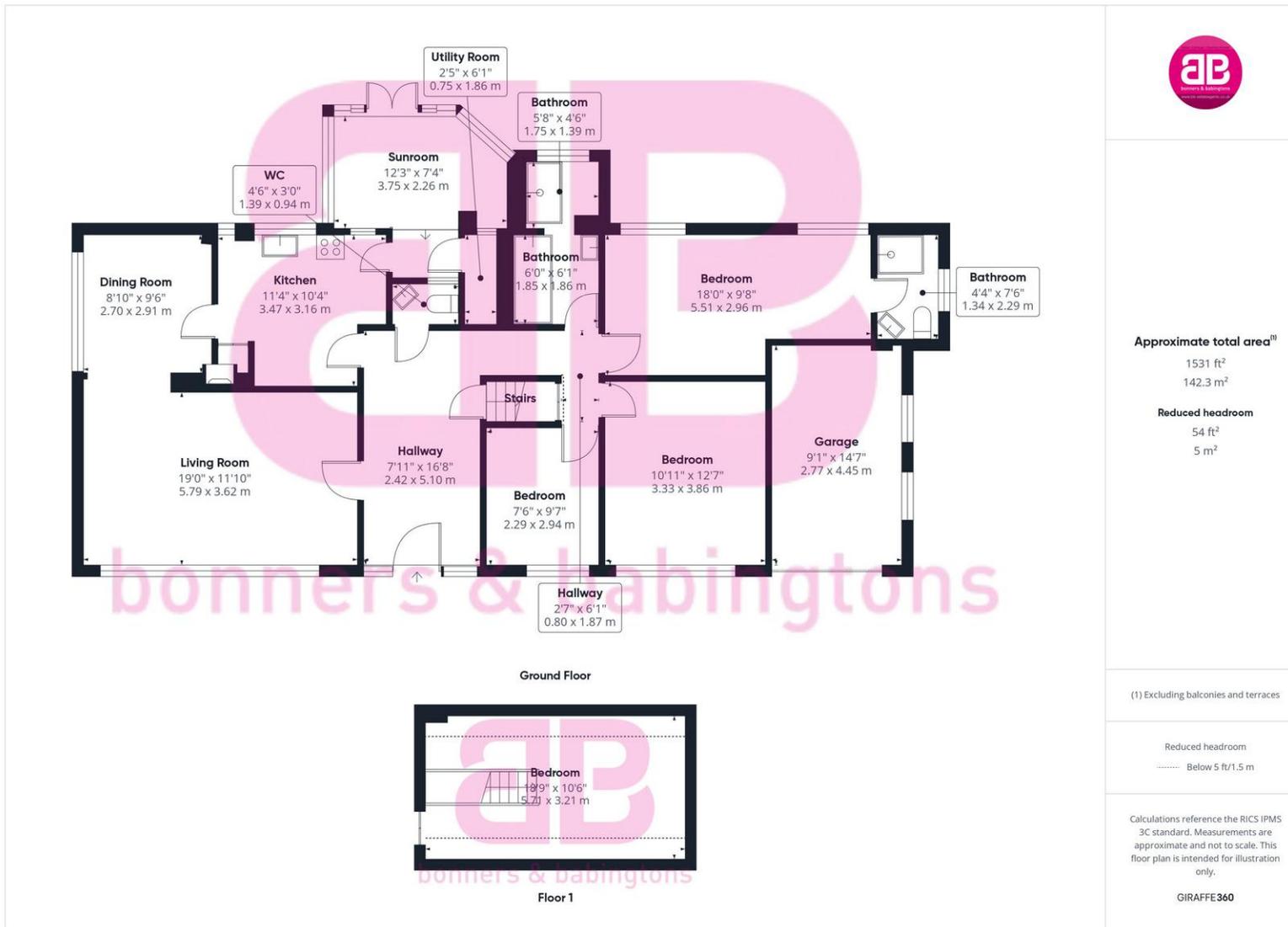
Horsleys Green is a small and popular hamlet surrounded by open countryside. Nearby Studley Green provides a garden centre, local cafe and community centre. Further amenities can be found in the neighbouring village Stokenchurch which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located in High Wycombe.



Tenure: Freehold  
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
107-101	A		
81-101	B		
61-81	C		
41-61	D		
21-41	E		
1-21	F		
1-20	G		

Not energy efficient - higher running costs



**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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