



# 3 Copners Drive, Holmer Green, Buckinghamshire, HP15 6SG

Hurst are delighted to offer to the market this extended and visibly attractive, three bedroom detached family home, that has been well cared for by the present owners but does require a degree of redecoration and modernisation throughout.

Positioned on a level corner plot, this property would appear to lend itself to further expansions (subject to obtaining the relevant planning permission) One of the key features of this home, other than its appearance, is the versatility to the ground floor accommodation which provides three sizeable reception rooms as well as a kitchen/breakfast room.

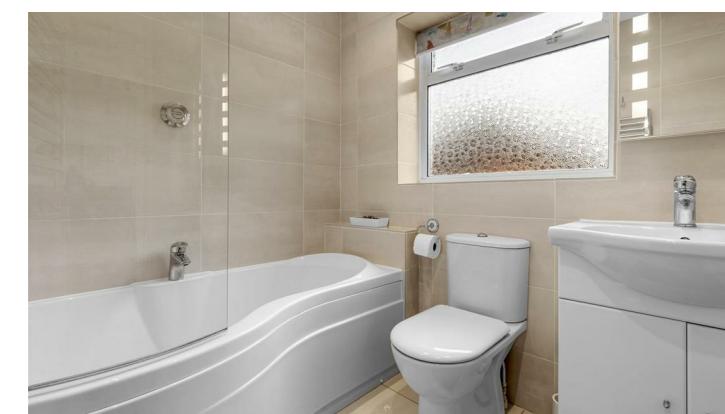
Holmer Green is a charming and sought-after village, located in the heart of the Buckinghamshire countryside, this idyllic location offers a perfect blend of rural living with convenient access to local amenities and transport links. The village is also known for its beautiful green spaces, including Holmer Green Common, and provides a variety of recreational options such as nearby walking trails and sports facilities. The property is also perfect for those looking to commute with its well-connected road links to the bustling towns of High Wycombe, Amersham and Beaconsfield, all offering mainline train and underground services to London.

The accommodation includes: entrance hall, sitting room, dining room, study, inner lobby providing access to the rear garden, guest cloakroom, fitted kitchen/breakfast room, spacious and airy landing, three double bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating, detached garage with pitched roof, shingle driveway parking for at least four vehicles, side access to the rear garden that is very secluded and comes with a lawn area and a large decking space that is perfect for entertaining. The above chain is complete and in place and the owners onward purchase comes with no onward chain. An early viewing is advised.



- **VISIBLY ATTRACTIVE FAMILY HOME**
- **DETACHED GARAGE & SPACIOUS DRIVEWAY**
- **THREE RECEPTION ROOMS**
- **POTENTIAL FOR FURTHER EXPANSION STPP**
- **CENTRAL VILLAGE LOCATION**
- **GAS CENTRAL HEATING AND DOUBLE GLAZED**
- **ENCLOSED GARDEN WITH DECKING AREA**
- **COMPLETE CHAIN IN PLACE ABOVE**
- **EARLY VIEWING ADVISED**
- **THREE BEDROOM DETACHED HOME**







### Copners Drive

Approximate Gross Internal Area  
Ground Floor = 739 sq ft / 68.7 sq m  
First Floor = 511 sq ft / 47.5 sq m  
Garage = 196 sq ft / 18.2 sq m  
Total = 1446 sq ft / 134.4 sq m



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.

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