A photograph of a three-story residential building. The left side is red brick, and the right side is light-colored brick. There are several white-framed windows. A silver car is parked on the street in front of the building. The sky is overcast.

The Roperies, High Wycombe, Buckinghamshire, HP13 7FW

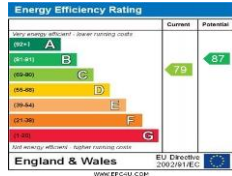
We are delighted to offer for sale this well maintained large four bedroom family home set in a cul de sac location and ideally located for access to the town centre and yet close to the Rye.

Covered Porch | Entrance Hall | Cloakroom | Dining/Playroom | Large Lounge | Modern Fitted Kitchen | Four Bedrooms (Two With En-Suites) | Three Bathrooms | Set Over Four Floors | Over 150 Sqm Of Accommodation | Gas Central Heating To Radiators | Double Glazed Windows | Good Order Throughout | Close To Town Centre And Railway Station | Short Walk To Open Parkland And The Rye | Enclosed South Facing Rear Garden | Allocated Parking | Cul De Sac Setting | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this well maintained, large, four bedroom family home, set in a cul de sac location and ideally located for access to the town centre yet close to the Rye park. With over 150 square meters of accommodation, set over four floors, the living space is both spacious and well planned, it is heated by gas central heating to radiators and has double glazed windows, it offers a cloakroom, two reception rooms, a large modern fitted kitchen, three bedrooms and two bathrooms on the first floor and a master suite on the top floor, comprising of a landing space and large master bedroom with ensuite shower. Externally there is an enclosed rear garden plus allocated parking outside the front door. A short walk from open parkland and playgrounds. We highly recommend an early viewing of this well presented family home. No upper chain, we hold keys.

Price... £475,000

Freehold



LOCATION

Located one mile to the East side of town about 20 minutes walk from 25 minute London Marylebone trains. Local facilities are in the vicinity and the 50 acre Rye park is a few minutes walk. Buses including a frequent Heathrow service operate along the A40 a short walk. M40 motorway access can be reached at junctions 3 and 4 which is about a 5 to 10 minutes drive.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and pass over the first mini-roundabout. At the second roundabout take the second exit into Hatters Lane and The Roperies can be found as the second turning on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

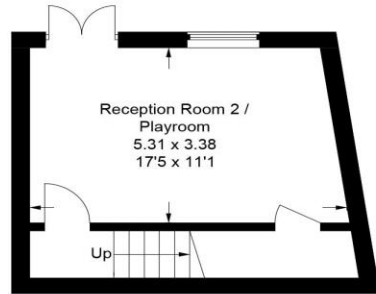
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



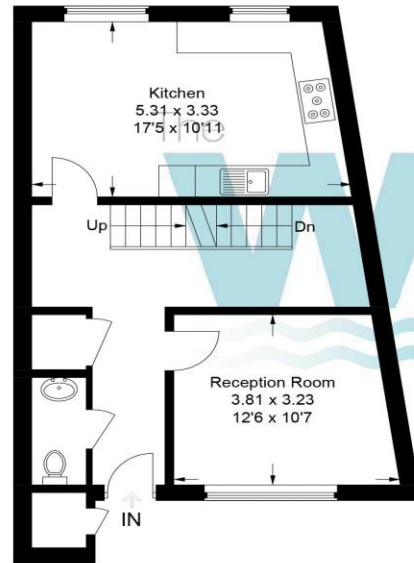
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

2 The Roperies

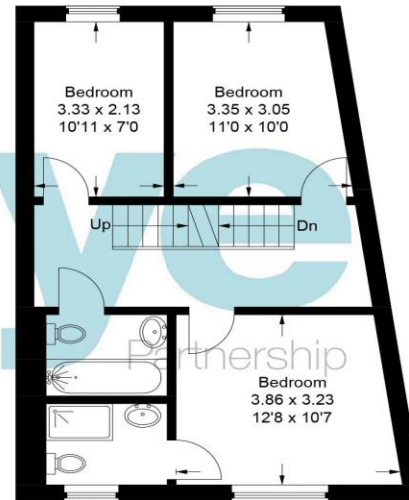
Approximate Gross Internal Area
Lower Ground Floor = 22.7 sq m / 244 sq ft
Ground Floor = 49.4 sq m / 532 sq ft
First Floor = 47.5 sq m / 511 sq ft
Second Floor = 33.7 sq m / 363 sq ft
Total = 153.3 sq m / 1,650 sq ft



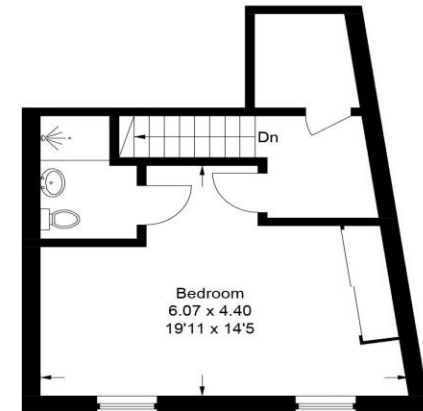
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Wye Residential

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership