

4A The Roperies, High Wycombe, HP13 7FW

Asking Price £475,000 *Freehold*

A substantial four-bedroom semi-detached townhouse arranged over four floors, extending to approximately 1,600 sq ft, offering flexible family accommodation, excellent local school catchment and convenient access to both M40 junctions.

- Convenient For High Wycombe Mainline Station
- Within Catchment For Highly regarded Local Schools
- Double Doors Opening Onto Private Balcony
- Impressive Principal Bedroom With En-Suite
- Convenient Cloakroom/WC
- Flexible Four-Storey Accommodation
- Excellent Commuter Location
- Easy Access To High Wycombe Town Centre
- Convenient Access To Both M40 Junctions
- Excellent Local Amenities Nearby
- Spacious And Adaptable Family Home
- Ideal For Working From Home
- Popular Location For Commuters
- EPC: C







A substantial four-bedroom semi-detached townhouse arranged over four floors, extending to approximately 1,600 sq ft, offering flexible family accommodation, excellent local school catchment and convenient access to both M40 junctions.

The property is entered via the first floor, where a welcoming entrance hall leads to a generous living room measuring over 18ft in length, together with a convenient cloakroom/WC. To the rear, a contemporary open-plan kitchen/dining room with double doors opening onto a private balcony. The ground floor provides an impressive and versatile playroom/family room with direct access to the rear. This flexible space offers a multitude of uses and could comfortably serve as a home office, gym, cinema room, children's playroom or additional reception room, depending on individual requirements. The second floor comprises three well-proportioned bedrooms, all served by a family bathroom. The impressive principal bedroom occupies the entire top floor, creating a spacious and private retreat. The room benefits from built-in storage and a well-appointed en-suite shower room. Combining generous room sizes with a highly adaptable four-storey layout, this attractive townhouse is ideally suited to growing families, professionals working from home or buyers seeking additional flexible living space.

The Roperies is a popular residential development situated on the eastern side of High Wycombe, providing convenient access to the town centre, mainline railway station and M40 motorway. High Wycombe offers an excellent range of shopping, leisure and dining facilities, together with a selection of highly regarded schools for children of all ages. The location is particularly attractive to commuters, with regular rail services running to London Marylebone, while the M40 provides excellent road connections via nearby junctions. The surrounding area also benefits from easy access to the beautiful Chiltern Hills, offering an abundance of countryside walks, outdoor pursuits and scenic landscapes.

Directions
Head out of High Wycombe town centre in a easterly direction along London Road and take a left hand turning at the roundabout and carry on up Hatters Lane. Take a left hand turning onto The Roperies and the property will be located to your left hand side. You will have reached your destination.

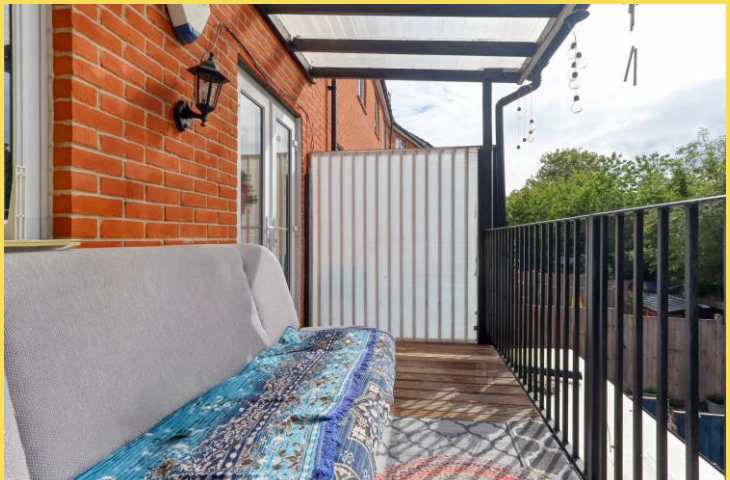
Tenure: Freehold
The property offers a potential rental income of £2,000 PCM. Council Tax band D. EPC band C.

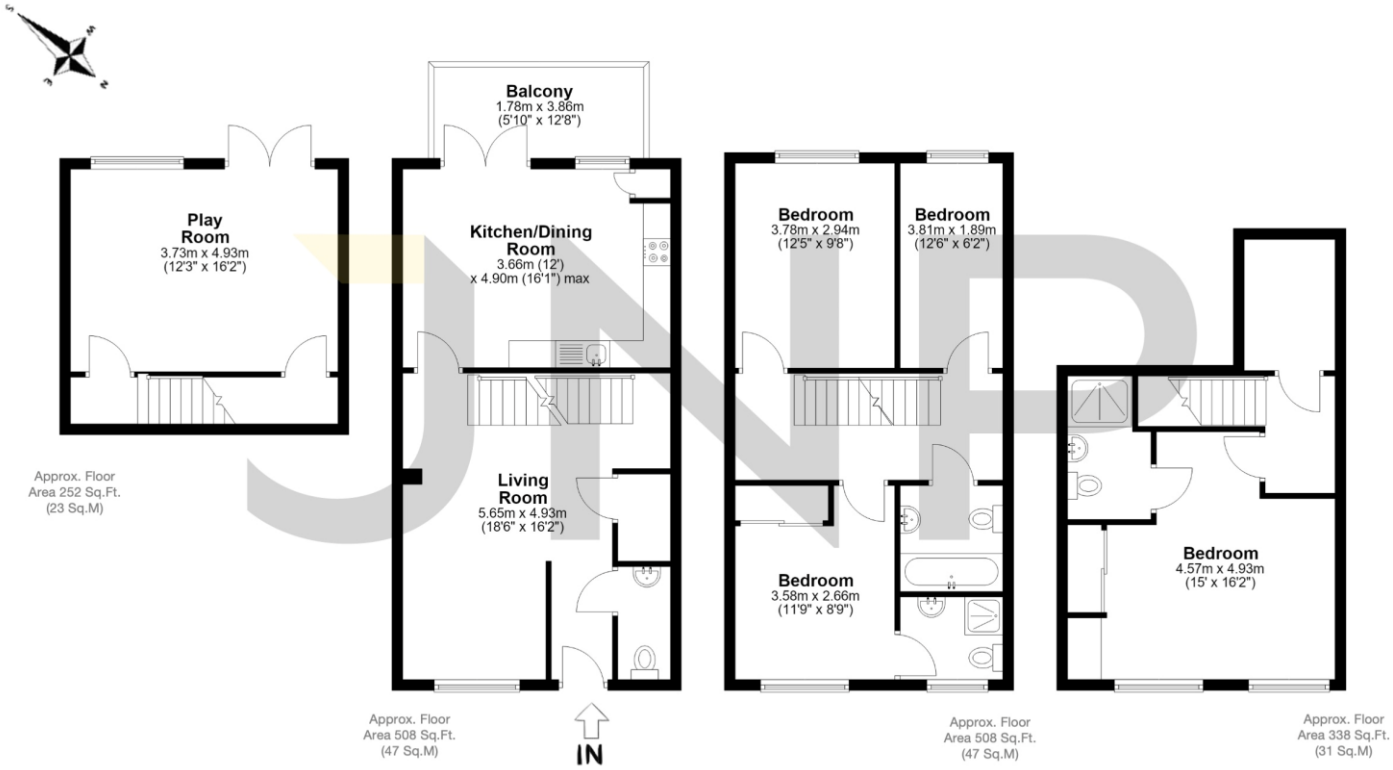
Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer
Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







The approximate total area for the elements of the property represented on the floorplan is 149 SqM (1606 Sq.Ft)

The Roperies, High Wycombe, Buckinghamshire, HP13 7FW

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

High Wycombe Sales (JNP)
01494 528000
wyc@jnp.co.uk

27 Crendon Street
High Wycombe, Buckinghamshire, HP13 6LJ

@JNPestateagents @jnpestateagents

JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP.