



1 Coopers Rise  
High Wycombe

**TIM RUSS**  
& COMPANY



## 1 Coopers Rise High Wycombe Bucks, HP13 7FF

A fine example of a bright and spacious semi detached townhouse, situated in a quiet cul de sac, walking distance to local shops, Wycombe town centre and railway station.

**£595,000**



## The Property

The property offers impressive space throughout, perfect for the modern family, with great size rooms, set in its own private beautifully landscaped gardens.

This light and spacious four bedroom town house is arranged over three floors and is easy to maintain with low running costs due to the fantastic Energy Performance Rating.

This property has the convenience of being walking distance to the town centre, transport links and local schooling.

The well presented and contemporary interior comprises; spacious and welcoming entrance hall with useful storage cupboards and separate utility room, downstairs sitting/tv room with patio doors to garden, ground floor double bedroom with built in mirrored wardrobes, ensuite shower room and patio doors to garden.

On the first floor can be found; bright and spacious sitting room with Juliet balcony, door to dining room opening to well equipped kitchen housing a range of base and wall units and integrated appliances, separate cloakroom.

On the second floor can be found; Principal bedroom suite with walk in dressing area and separate ensuite, bedroom three with fitted mirrored wardrobes and convenience door to family bathroom, bedroom four/study with a fitted wardrobe, served by the beautifully appointed family bathroom.

## Outside

The wrap around gardens are undoubtedly a standout feature of the property, having been lovingly and creatively landscaped. They offer a secluded, private, south facing oasis with a variety of established plants and shrubs providing bursts of colour and beautiful aromas. Side gate to front garden, driveway and 20 ft garage.

## Location

Located about 1 mile from High Wycombe's vibrant town centre. The property is ideally situated within easy access to the main line station providing a frequent service into London Marylebone, with the fastest trains taking approximately 27 minutes.

High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden shopping centre.

For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar School (boys), also John Hampden (boys) and Wycombe High School (girls).

The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes state of the art leisure centre and full size Waitrose.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Viewings

Strictly by appointment only.

## Directions

Post code for Sat Nav: **HP13 7FF**

## Additional Information

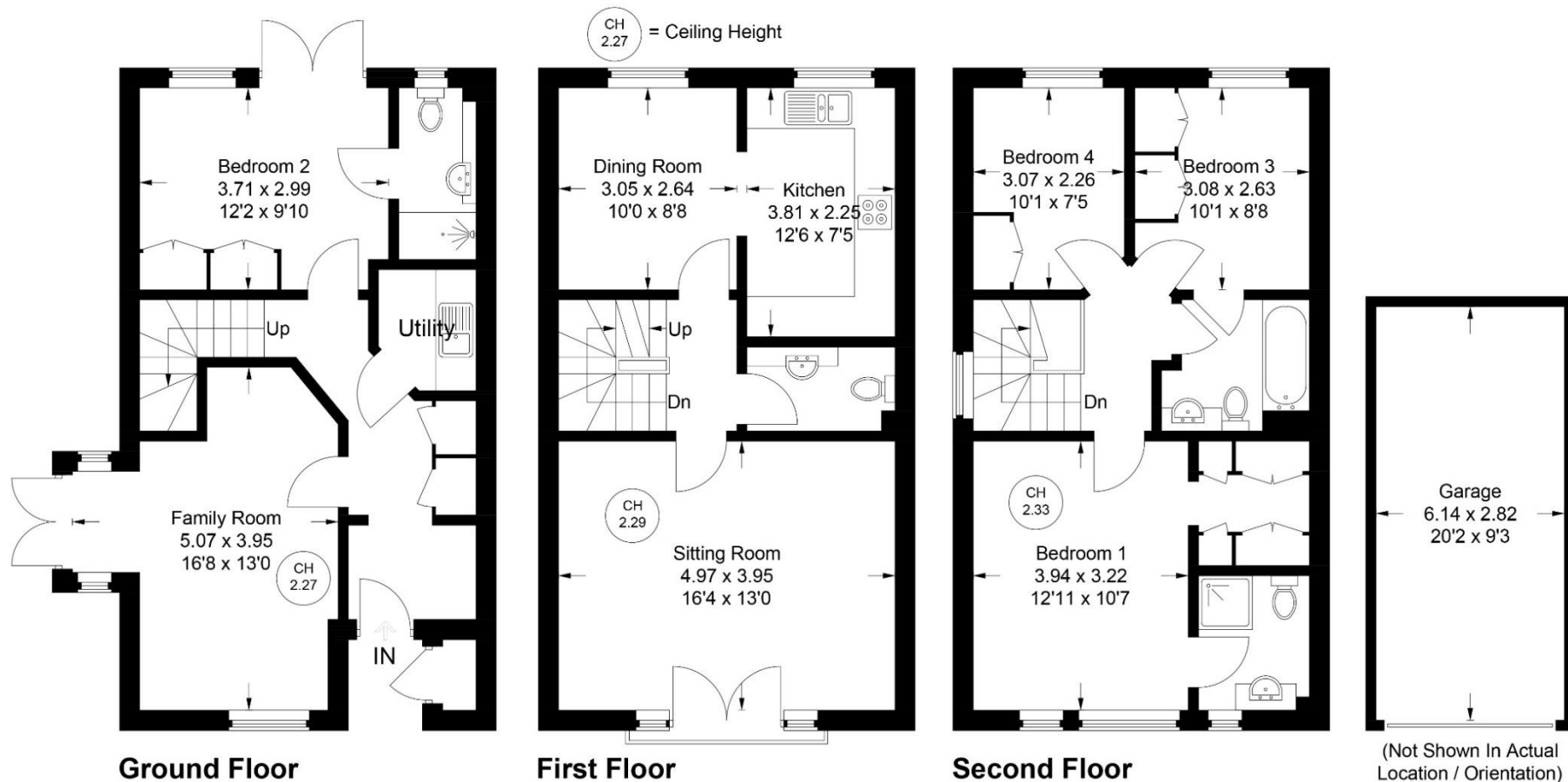
Council Tax Band: E

Tenure: Freehold

Ref: HTR2118

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### 1 Coopers Rise, HP13 7FF

Approximate Gross Internal Area  
 Ground Floor = 46.0 sq m / 495 sq ft (Including External Cupboard)  
 First Floor = 46.5 sq m / 500 sq ft  
 Second Floor = 46.2 sq m / 497 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 155.9 sq m / 1677 sq ft

Floor Plan produced for Tim Russ & Company 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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