



2 The Roperies, High Wycombe, Buckinghamshire, HP13 7FW

Asking Price | £465,000



## Property Features

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- Modern Town House
- No Onward Chain
- 4 Bedrooms
- Family Bathroom, 2 en Suites & a Practical First Floor WC
- Versatile Living
- Modern Kitchen with Dining Space
- Sunset Views of Deangarden Woods
- Walking Distance of High Wycombe
- Two Allocated Parking Spaces
- EPC 79C / Council Tax Band D

## Full Description

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Located within walking distance of the vibrant High Wycombe town centre, this elegant and spacious family town house spans four well designed floors, offering a blend of modern luxury and versatile living. This property is ideal for families seeking comfort, convenience, and style.

As you enter the property on the first floor, you are greeted by a welcoming hallway with a practical WC for guests and residents. Off the hallway, there is a well proportioned lounge. This versatile space is perfect for gatherings and relaxation. There is a striking central staircase which flows through the heart of the house. Beyond the staircase there is a modern, fully-equipped kitchen with integrated appliances, ample worktop space and sleek cupboards with plenty of room for a dining table. The real standout feature of the kitchen though are picturesque sunsets and views over Deangarden woods.

Follow the central staircase downstairs to the ground floor and there is a second reception room, currently being used a family room but would also make the perfect office space or formal living room. French doors flood the room with natural light and open directly onto the private garden, providing an ideal space for outdoor entertaining and children's play.

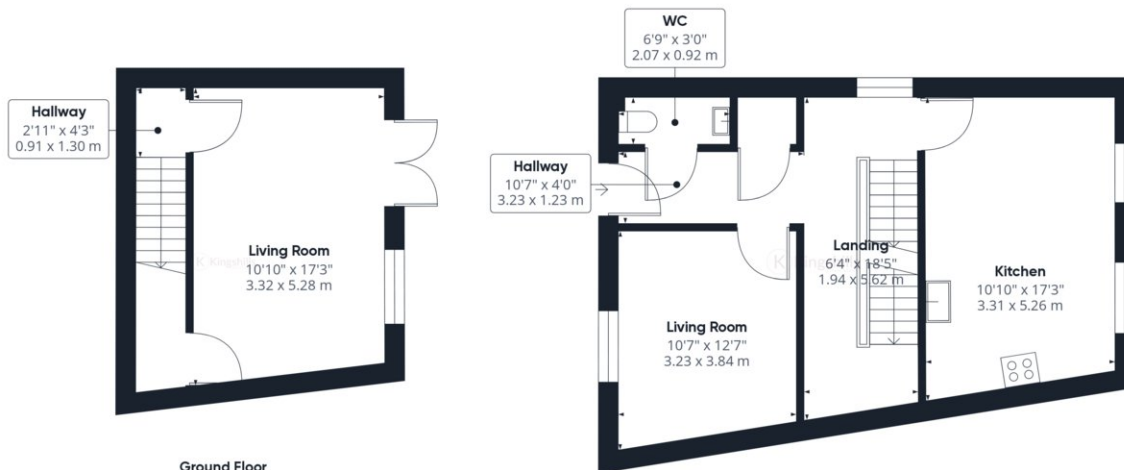
Head back up the stairs to the second floor and there are three well-appointed bedrooms. There is a good sized bedroom which boasts an en suite bathroom, making it ideal for guests or older children desiring their own private space. There are two further bedrooms on this floor both with ample natural light and a stylish family bathroom, featuring modern fixtures and fittings. The top floor houses the generously sized principal bedroom with its own en suite bathroom, offering a private sanctuary for rest and rejuvenation.

Outside, the property features a delightful garden accessible from the family room, offering a serene space for relaxation and outdoor activities. Additionally, there are two allocated parking spaces, ensuring convenience for the household.









Ground Floor

Floor 1



Floor 2

Floor 3

Approximate total area<sup>(1)</sup>

1531.44 ft<sup>2</sup>

142.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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