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— ESTATE AGENTS —



Copperfields High Wycombe HP12 4AN



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Guide price £470,000

This recently constructed three-bedroom family home is located in a peaceful and exclusive cul-de-sac, just a short distance from West Wycombe Village and National Trust Land.

Description

Upon entering through the front door, you're greeted by a central hallway. To the left, you'll find a convenient cloakroom, while to the right is access to the well-appointed kitchen/dining room. The kitchen is equipped with integrated double Zanussi ovens, a four-ring gas hob, a washing machine, and a dishwasher. Continuing through the hallway, you'll enter the spacious family reception room, which features French doors opening onto the beautifully landscaped rear garden.

Upstairs, you'll find three bedrooms and a family bathroom. The master suite offers stunning views over National Trust land and includes a luxurious en-suite bathroom.

Additional highlights include parking for three to four cars with the option for electric vehicle charging, potential to expand into the loft space, double glazing, and gas central heating.



Situation

The property falls within the catchment area for West Wycombe Combined School, Wycombe High School, Royal Grammar School, John Hampden Grammar School, and Princes Risborough Upper School.



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Approximate Gross Internal Area
Ground Floor = 476 sq ft / 44.2 sq m
First Floor = 471 sq ft / 43.8 sq m
Total = 947 sq ft / 88.0 sq m

CH 2.37 = Ceiling Height
= Reduced headroom below 1.5m / 5'0"


Ground Floor

First Floor

Floor Plan produced for Ford & Partners 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.

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>78</p>	<p>91</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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