



**Keegan White**  
ESTATE AGENTS

23 The Roperies | £420,000



## Features

- Four Double Bedrooms
- Kitchen & Separate Living Room
- End of Cul-de-Sac
- Overlooking Park
- Well Presented Throughout
- Walk to Station

Occupying an enviable location overlooking the park, this modern townhouse provides four double bedrooms, two bathrooms, kitchen, guest WC and living room presented in excellent order throughout. The front door opens into the entrance hallway that has under stairs storage and the guest cloakroom. To the front is a modern fitted kitchen with plenty of storage units above and below the worktop. There is an integral oven with gas hob and the boiler, which provides gas central heating to radiators is also fitted in the kitchen. To the rear of the ground floor is a large living room which has

window and back door that gives access to the rear garden. The first floor has one bedroom to the front, and a second bedroom that has windows to rear and benefits from having an ensuite shower room. The second floor has two further double bedrooms and the family bathroom.

The rear garden is landscaped with fencing to borders and there is allocated parking for one car, with visitor bays available in the development.

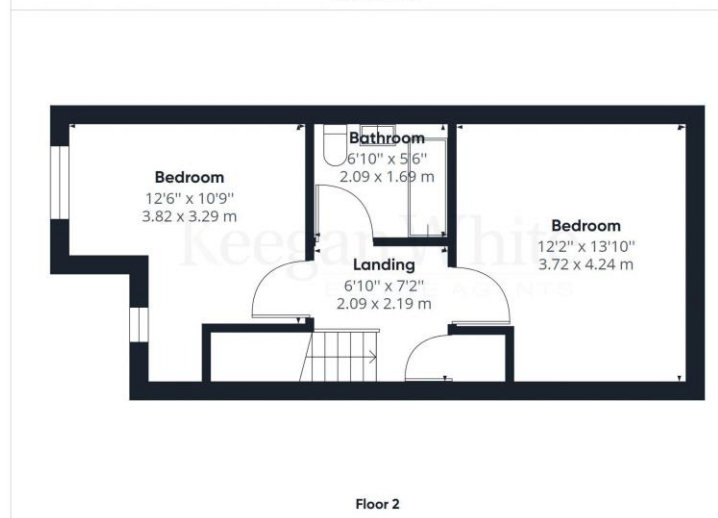


The Roperies was built just over fifteen years ago and is a modern development in Totteridge, which is a suburb to the east of High Wycombe's town centre. The location is convenient for Highcrest Academy secondary school which is within a short walk, as well as local stores and a supermarket. For road commuters, both Junctions 3 & 4 of the M40 are less than three miles away providing good access to Oxford to the west, and London, Heathrow Airport, and the M25 to the east. For rail commuters, taking a short-cut walk across the park can have you at the eastbound platform which has fast trains into London Marylebone

on the well regarded Chiltern Railways in under half an hour. Many people relocate to High Wycombe for the highly regarded schooling, with a number of primary and secondary schools, along with the three Grammar Schools. The town itself has every convenience and facilities you could wish for, with the Eden Centre at the heart of it, which has a host of retail, leisure and hospitality venues.

EPC Rating - C(77)





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