



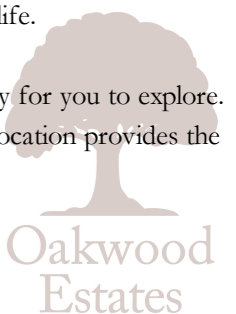
As you enter the property, you are greeted by a spacious hallway, leading through to The living room beckons you to unwind and curl up with a good book or enjoy a cozy movie night with loved ones. Natural light streams in through the generous windows, casting a gentle glow on the tasteful decor. Just adjacent, the separate dining room provides an elegant setting for intimate dinners and celebratory gatherings. Picture yourself hosting festive feasts and creating cherished memories in this inviting space, where conversations flow as smoothly as the delicious meals you'll prepare in the nearby kitchen.

The kitchen features modern appliances, ample counter space, and well-thought-out storage solutions make cooking easy. The breakfast area bathes in the morning sunlight, making it the ideal spot to savour your first cup of coffee or enjoy a leisurely brunch. Heading through the French doors you are straight into the garden, perfect for alfresco dining.

Venturing upstairs, you'll discover the three generous double bedrooms. Each room offers its own unique charm, providing a comfortable haven for restful nights. The principal bedroom, complete with its en-suite bathroom. The guest bathroom is a testament to tasteful design, featuring sleek fixtures and finishes that perfectly complement the property's overall aesthetic.

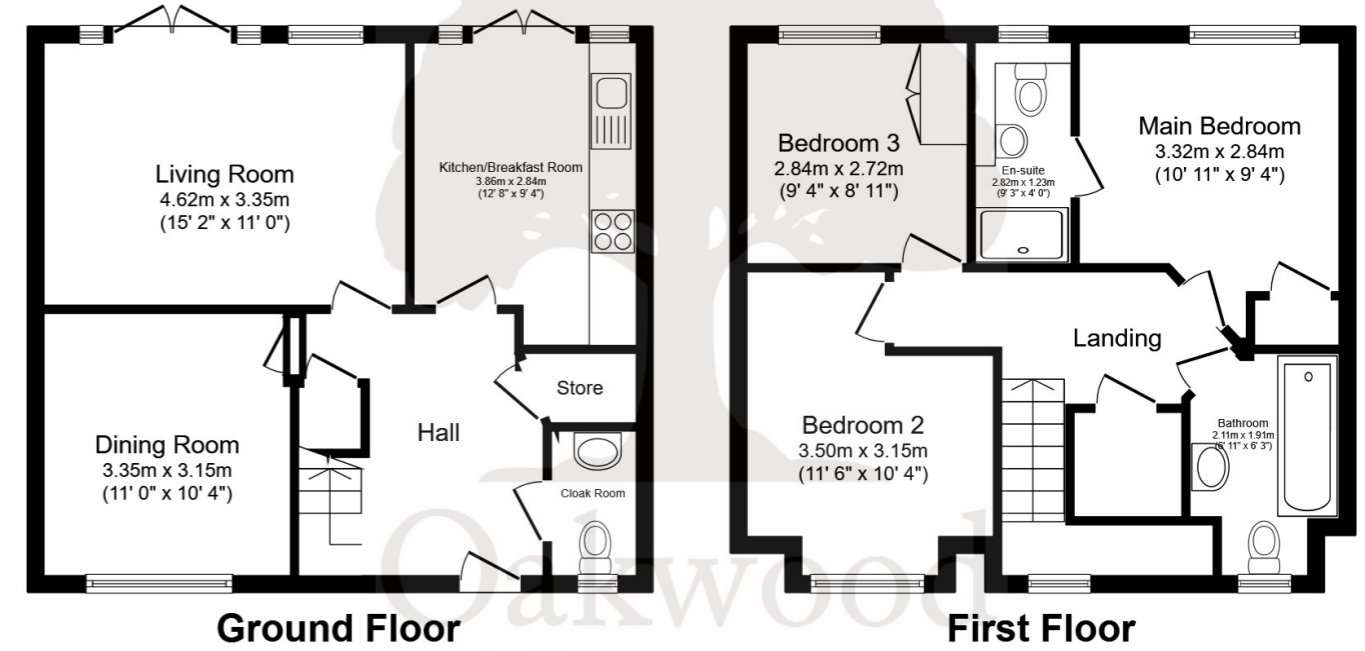
Stepping outside, the property continues to impress. A garage and off-road parking ensure that your vehicles are secure and easily accessible, while the quiet cul-de-sac location offers a peaceful respite from the bustle of city life.

The western outskirts of High Wycombe have much to offer, with the intriguing Wycombe Caves nearby, ready for you to explore. Whether you're seeking outdoor adventures, cultural experiences, or simply a tranquil place to call home, this location provides the perfect balance of convenience and serenity.



-  3 DOUBLE BEDROOMS
-  GARAGE & PARKING
-  BEAUTIFUL REAR GARDEN
-  EPC - C
-  1094 SQ FT
-  EXCELLENT CONDITION
-  EN-SUITE SHOWER ROOM
-  KITCHEN/BREAKFAST ROOM
-  COUNCIL TAX BAND - D
-  NO CHAIN

					
x3	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 101.6 sq.m. (1,094 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Schools

Families with children will appreciate the excellent local educational options, including primary and secondary schools that are well-regarded for their academic achievements and extracurricular activities. High Wycombe also hosts Buckinghamshire New University, providing higher education opportunities for those pursuing further studies.

Local Amenities

High Wycombe's town centre is easily accessible from Copperfields, offering a wide range of shopping, dining, and entertainment options. You'll find supermarkets, boutique shops, and well-known retailers, as well as a vibrant food scene with restaurants serving diverse cuisines to suit every palate. The nearby Eden Shopping Centre is a retail hub that caters to all your shopping needs.

Transport Links

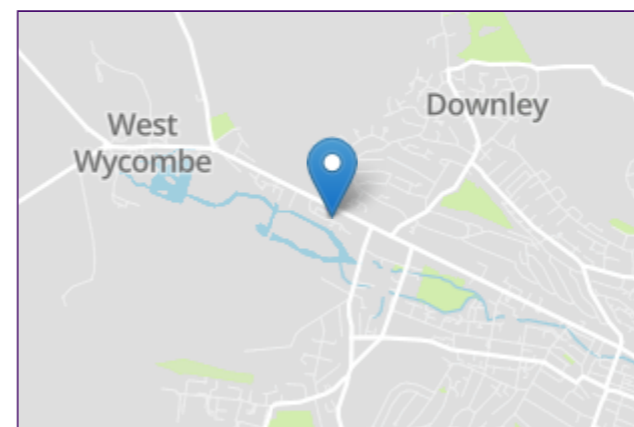
Copperfields benefits from excellent transport links, with the M40 motorway nearby, connecting you to London and Oxford within a reasonable commute. High Wycombe Railway Station offers direct train services to London Marylebone, making it convenient for professionals working in the capital.

Recreation

For those seeking leisure activities, the area around Copperfields provides opportunities for sports and recreation. Local parks and sports facilities offer a chance for residents to stay active and enjoy the outdoors. Additionally, the nearby Wycombe Sports Centre offers a wide range of fitness and sporting activities for all ages.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	