Bell Street
Princes Risborough

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Princes Risborough
Buckinghamshire HP27 0AP

A charming and spacious Grade II listed property in the heart of Princes Risborough

£380,000

DESCRIPTION

A charming and spacious Grade II listed three bedroom home positioned in the heart of Princes Risborough. Offering surprisingly generous accommodation with a wealth of character features such as vaulted ceilings, exposed beams and an impressive fireplace in the sitting room This delightful home boasts accommodation comprising entrance hall, leading to a double bedroom with fireplace, bay window and door to an inner hallway. The sitting room is a fabulous space with a large fireplace, timber beams and french doors to the garden. Additionally there is a study which leads onto the kitchen. The conservatory is a large space which connects to the utility room and shower room. To the first floor can be found the two hugely impressive bedrooms, both with vaulted ceilings and a generous en-suite to bedroom one.

OUTSIDE

The rear garden is enclosed, laid manly to lawn with a patio area.
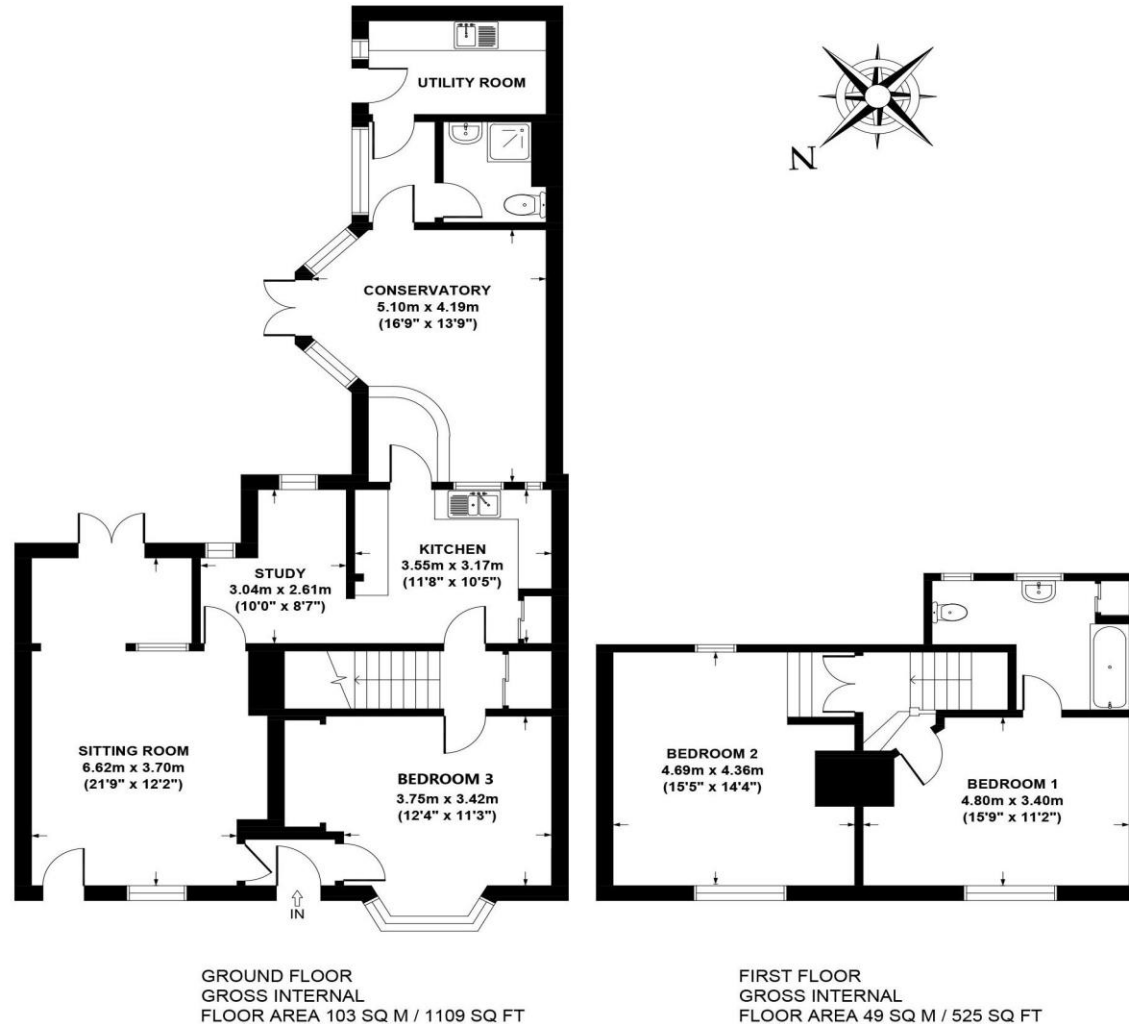
SITUATION

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities, doctors and dental surgeries, library and veterinary surgeons.
Risborough Springs offers excellent gym facilities and an indoor swimming pool.
The mainline railway station provides an excellent access to London Marylebone at either Monks Risborough or Princes Risborough. The M40 motorway provides fast access to the M25 or M4 motorway networks. Schooling in the area is excellent in both public and private sectors. There are many pleasant walks and bridleways within the area.

VIEWINGS Strictly by appointment only.

TENURE Freehold

COUNCIL TAX BAND E

UTILITY ROOM

CONSERVATORY
5.10m x 4.19m
(16'9" x 13'9")

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KITCHEN
3.55m x 3.17m
(11'8" x 10'5")

STUDY
3.04m x 2.61m
(10'0" x 8'7")

SITTING ROOM
6.62m x 3.70m
(21'9" x 12'2")

BEDROOM 3
3.75m x 3.42m
(12'4" x 11'3")

BEDROOM 2
4.69m x 4.36m
(15'5" x 14'4")

BEDROOM 1
4.80m x 3.40m
(15'9" x 11'2")

IN

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 103 SQ M / 1109 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 49 SQ M / 525 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 152 SQ M / 1634 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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