



Clifford Road, Princes Risborough - HP27 0DP  
£500,000





## Clifford Road

Princes Risborough

- LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- PARKING
- LARGE GARDEN
- CLOSE TO LOCAL SCHOOL





# Clifford Road

## Princes Risborough

This mature three bedroom semi detached home is well positioned for access to both the High Street and Princes Risborough's main line rail station linking the commuter to Marylebone, London. The property has a single storey extension to the rear enabling a good sized kitchen with access via sliding doors to the large rear garden. The layout in brief includes; hall, living room with fireplace, kitchen/diner, utility room and wet room. On the first floor accessed from the landing there are three bedrooms served by the fully tiled bathroom.

### Outside

The rear garden is of a good size and is mainly laid to lawn. There is access to the utility and open plan kitchen diner and a gate to the rear which leads to the single garage. There is parking for two vehicles on the front drive.

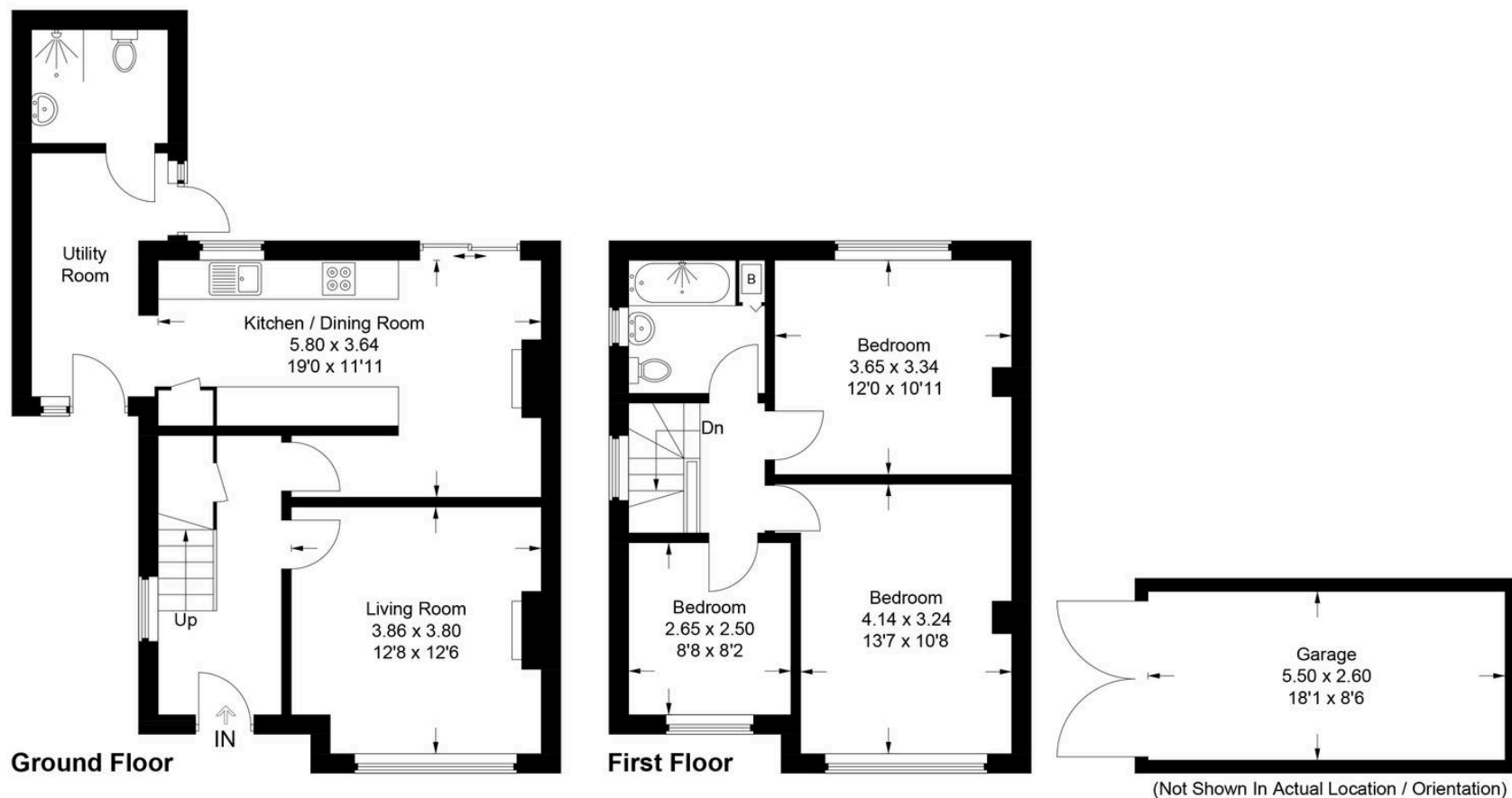
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area  
 Ground Floor = 55.4 sq m / 596 sq ft  
 First Floor = 43.2 sq m / 465 sq ft  
 Garage = 14.3 sq m / 154 sq ft  
 Total = 112.9 sq m / 1,215 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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