



Stratton Road, Princes Risborough - HP27 9AX
£600,000



Stratton Road

Princes Risborough, Princes Risborough

- Close to town centre
- Popular residential area
- Well presented
- Corner plot gardens
- Utility and cloakroom
- Potential to extend (STPP)
- No onward chain

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, Coffee shops, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides excellent access to London Marylebone. 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.



Stratton Road

Princes Risborough, Princes Risborough

Situated close to the town centre and local amenities is this well presented three bedroom detached home, situated on a corner plot benefitting from offering potential to extend (STPP) and available with no onward chain. The house has benefitted from updating in recent years to offer a hallway, sitting room with fireplace, dining room onto conservatory and well fitted kitchen accessing the utility room, cloakroom and garage with battery storage for the solar panels. To the first floor are two double bedrooms with the principal bedroom having wardrobes, a third smaller bedroom and a bathroom with seperate shower enclosure.

To the outside the house is situated in a corner plot with driveway for several cars accessing the garage, to the side is an area of lawn with hedging to the boundary and well established flower beds. Through the gate to the side of the house is a vegetable area with raised beds and a greenhouse that leads to the rear garden with a full width patio and lawn. To the rear of the garden is a summerhouse and shed, the gardens are enclosed with mature hedging and fencing with flower beds to the borders.

Council Tax band: E

Tenure: Freehold

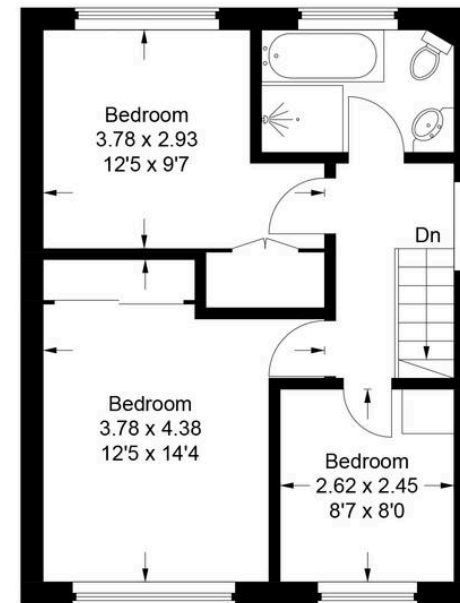
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



First Floor

77 Stratton Road

Approximate Gross Internal Area
 Ground Floor = 73.8 sq m / 794 sq ft
 First Floor = 41.3 sq m / 444 sq ft
 Total = 115.1 sq m / 1,238 sq ft
 (Including Garage)

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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