



bonners & babingtons

Berryfield Road  
Princes Risborough

# Berryfield Road Princes Risborough Buckinghamshire HP27 0HE

Guide Price - £575,000

A fantastic opportunity to acquire this newly built three bedroom detached family home finished to a high specification. The property is located centrally within the town of Princes Risborough and is within a short walk of the town centre benefiting from local supermarkets, local amenities, schools and excellent transport links including the main line train station, linking directly to London, Marylebone in approximately 40 minutes.

The property accommodation comprises of the following, entrance hallway with downstairs cloakroom and storage cupboard, good sized dual aspect living room bring in lots of natural light with French doors opening to the rear garden. There is also a kitchen / dining room which is well appointed benefiting from waist height and eye level units, built in appliances including a fridge / freezer, dishwasher and washing machine as well as French doors opening to the rear garden.

Upstairs you will find a landing which link to two double bedrooms, one single bedroom and a modern family bathroom with bath and over head shower.

To the rear, French doors lead you out to a sunny rear garden with newly laid lawn and patio area, perfect for alfresco dining on those warm summer evenings.

To the front, a gravelled driveway for 2/3 cars and side access leading through to the rear garden.

Other notable features include, mains gas central heating system (under floor heating), double glazed windows throughout, loft storage space and a 10 year building warranty.





## Princes Risborough

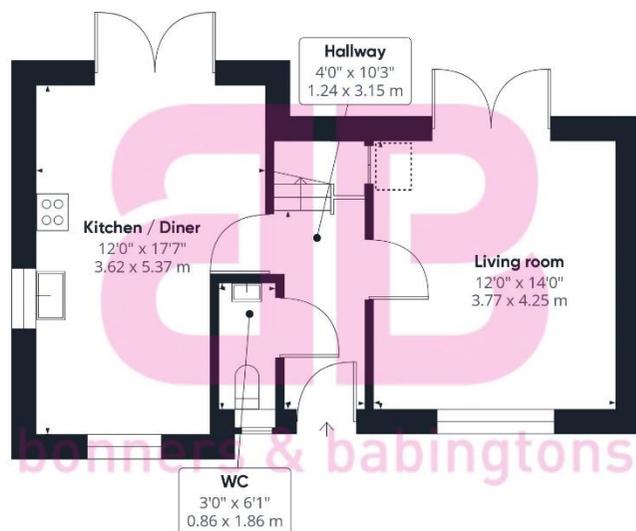
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

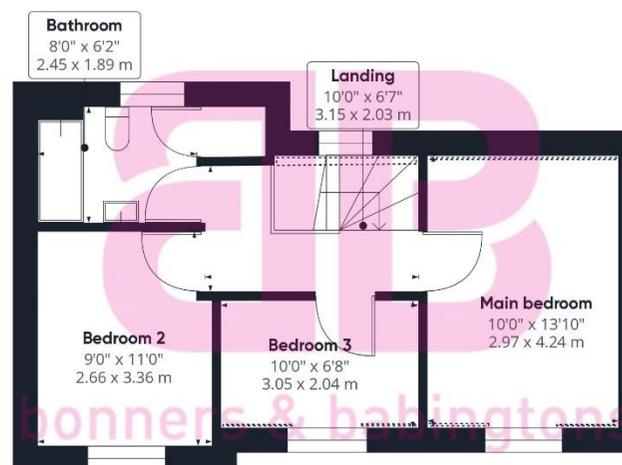


Council Tax Band - D

EPC Rating – TBC



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

857.78 ft<sup>2</sup>

79.69 m<sup>2</sup>

Reduced headroom

8.93 ft<sup>2</sup>

0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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