



Wycombe Road, Princes Risborough, Buckinghamshire, HP27 0EN

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A beautifully presented and deceptively spacious four bedroom detached family home which has been extended, now offering flexible open plan living throughout. The property is located in the highly sought after town of Princes Risborough benefiting from excellent amenities, schools & transport links all within a short walk of the property.

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Offers Over - £675,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DECEPTIVELY SPACIOUS
- OPEN PLAN LIVING
- KITCHEN / BREAKFAST ROOM
- STUDY / PLAY ROOM
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- DRIVEWAY
- DOUBLE GARAGE
- WALKING DISTANCE TO TRAIN STATION



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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.



Description

A beautifully presented and deceptively spacious four bedroom detached family home which has been extended, now offering flexible open plan living throughout. The property is located in the highly sought after town of Princes Risborough benefiting from excellent amenities, schools & transport links all within a short walk of the property.

The property accommodation comprises of the following, snug / study, which is versatile depending on the buyer's needs, a large open plan living room / dining area with solid wooden floor throughout, Bi-fold doors opening to the rear garden as well as an open plan kitchen / breakfast room with utility room and downstairs toilet. The kitchen is modern and benefits from waist height and eye level cupboards, a gas cooker, built in dishwasher and extractor fan.

Upstairs you will find a spacious landing linking to a master bedroom with built in wardrobes and a modern ensuite shower room, three further good sized double bedrooms and a modern family bathroom with bath and overhead shower.

From the living room, Bi-fold doors lead you out to a good sized, sunny rear garden with patio / BBQ area. perfect for alfresco dining during the summer months.

To the front there is a large, gravelled driveway with parking for multiple cars. At the very bottom of the driveway, you will find a double garage with power which is great for storage.

Other notable features include, mains gas central heating system (new boiler + service), double glazed windows throughout and loft storage.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, drainage, electric & water.

EPC Rating

D

Local Authority

Buckinghamshire Council

Post Code

HP27 0EN

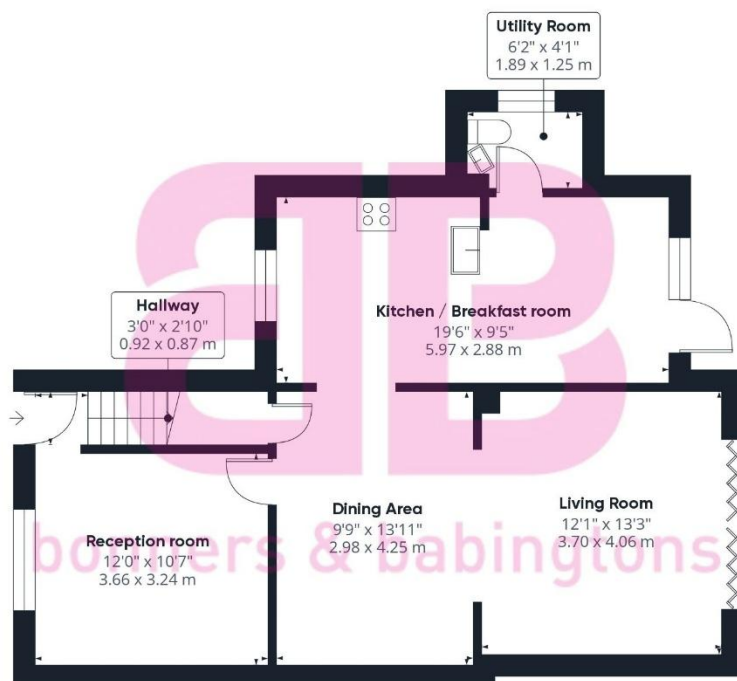
Viewing

Strictly by appointment with Bonners & Babington's

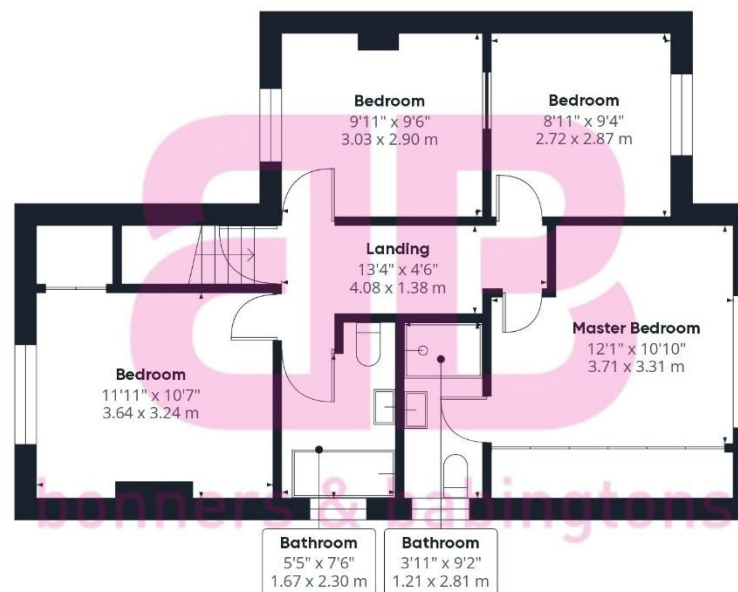
Fixtures and Fittings

Via separate negotiations

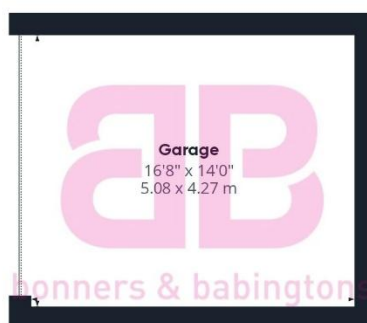




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1620.39 ft²

150.50 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

