



bonners & babingtons

Parkfield Rise  
Princes Risborough



# Parkfield Rise Princes Risborough Buckinghamshire HP27 0DW

Guide Price £510,000

A beautifully presented three bedroom semi-detached home positioned within a private road, centrally within the town of Princes Risborough. The property is located centrally within the town and is within a short walk of the mainline train station as well as the town with excellent amenities.

The property accommodation comprises of the following, entrance hallway with a downstairs toilet and under stairs storage cupboard, a kitchen / diner benefiting from waist height and eye level cupboards as well as built in appliances. To the rear of the property you will find a good sized open living room with gas fireplace and a modern stylish conservatory with a purpose built bar, seating and dining area as well as Bi-fold doors that open out to the rear garden.

Upstairs you will find a good sized master bedroom with built in wardrobes as well as an ensuite shower room, second double bedroom with built in wardrobe, further single bedroom and a family bathroom with bath and over head shower.

To the rear, Bi-fold doors from the conservatory lead you out to a private, enclosed, rear garden with borders for planting as well as a patio area, perfect for alfresco dining during the summer months. The current owners have also installed a large shed which has power, and a green house.

To the front, there is parking for two cars and side access leading though to the garden.

Other notable features include, mains gas central heating system, double glazed windows and loft space.







## 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.

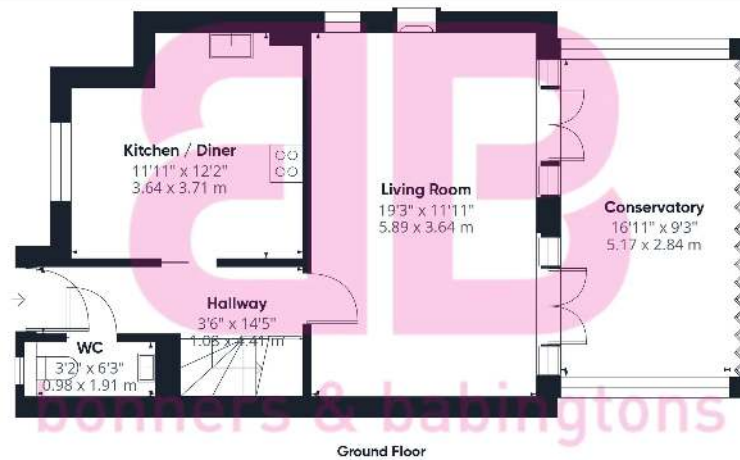


Tenure: Freehold  
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
391-454	B		
291-390	C		
214-290	D		
155-213	E		
111-154	F		
81-110	G		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
35-45	B		
46-55	C		
56-65	D		
66-75	E		
76-85	F		
86-95	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			





**Approximate total area<sup>(1)</sup>**  
1022 ft<sup>2</sup>  
94.9 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

**01844 343661**

risborough@bb-estateagents.co.uk

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