



bonners & babingtons

Eastfield Road
Princes Risborough

Eastfield Road Princes Risborough Buckinghamshire HP27 0HZ

Guide Price - £425,000

This charming and beautifully extended two-bedroom bungalow offers a perfect blend of comfort and contemporary living. Situated in a sought-after location, within a short walk to the town of Princes Risborough, and benefits from picturesque views over Whiteleaf and the Chiltern Hills. The home has been thoughtfully updated to suit modern lifestyles.

Inside, you'll find two well-proportioned bedrooms that share a stylish and modern family bathroom complete with a sleek shower. The cosy lounge, featuring a classic bay window, provides a welcoming space to relax and unwind. It flows seamlessly into the rear extension – a bright and spacious open-plan kitchen/diner that serves as the heart of the home. Designed with both functionality and style in mind, this area boasts ample natural light and enjoys direct views of the recently landscaped back garden.

Step outside to enjoy the private outdoor space, perfect for entertaining or simply soaking in the stunning countryside backdrop. The property also benefits from off-street parking, making it both practical and appealing. Ideal for those who are downsizing, small families, or anyone looking for a peaceful retreat with modern comforts.

The property also benefits from a versatile outbuilding, offering a valuable extension of the living space. Fully equipped with electricity, this multi-purpose structure is ideal for a range of uses – whether as a home office, studio, gym, hobby room, or workshop. In addition to its flexible interior, the outbuilding includes convenient external storage, perfect for garden tools, bicycles, or seasonal items





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 mainline rail service to

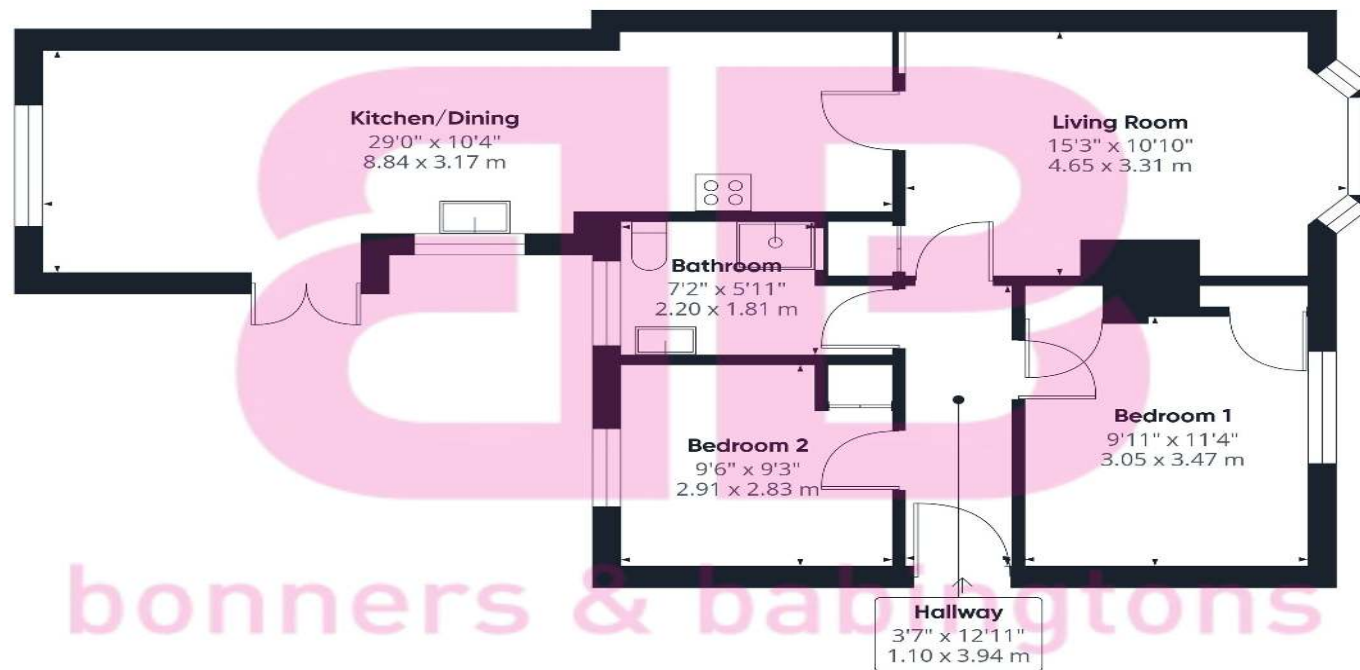


Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
391-481	B		
291-390	C		
214-290	D		
155-213	E		
121-154	F		
81-120	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
958 ft²
89 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.

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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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