



Summerleys Road
Princes Risborough

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A beautifully presented four bedroom semi-detached period home which has been extended, now offering modern contemporary living throughout. The property is located within the highly regarded town of Princes Risborough and is within a short 5 minute walk of the main line train station, linking directly to London Marylebone in approximately 35 minutes.

Summerleys Road, Princes Risborough, Buckinghamshire, HP27 9PZ

Offers in Excess of - £720,000

PERIOD FAMILY HOME

SEMI-DETACHED

FOUR BEDROOMS

EXTENDED

TWO BATHROOMS

OPEN PLAN KITCHEN / DINER

TWO RECEPTION ROOMS

DRIVEWAY

LARGE GARDEN APPROXIMATELY 200FT IN LENGTH

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

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The property accommodation comprises of the following an entrance hallway with downstairs toilet with enough space to hang coats and store shoes, a snug / study with chimney breast which could be opened to create a fireplace, a large living room also benefiting from an open fireplace and French doors opening to the rear garden and patio area. To the rear of the property you will find a large, light and airy open plan kitchen / diner benefiting from waist height and eye level cupboards, granite work surfaces, center island with built in cupboards, Belfast sink, range master gas cooker, built in dishwasher and a full size Fridge / Freezer.

Just off the kitchen is a utility room with plumbing for all white goods, a water softener, further cupboards and a sink. There is also integral access into the garage from the utility room.

Upstairs you will find a gallery landing linking to three good sized, double bedrooms, a further single bedroom and two modern bathrooms.

French doors from the kitchen take you out to a large, sunny rear garden which is approximately 200ft in length which has a brick laid patio, perfect for hosting family / friends during the summer months. The garden has been separated into two, one half used as the family garden with plenty of space for the children to run around a play. The second half of the garden is has currently been left longer to encourage nature.

To the front you will find a graveled driveway with parking for 4 cars.

The house has been modernised with significant work to insulate and improve the overall efficiency of the property.

Other notable features include, a newly installed air source heat pump which is super efficient especially with utility bills on the rise, double glazed windows throughout and a large loft space which is fully boarded, insulated and has a newly fitted Velux window installed.





General Remarks and Stipulations

Tenure

Freehold

Post Code

HP27 9PZ

Services

Air source heating system, mains drainage, water & electric.

Viewing

Strictly by appointment with Bonners & Babingtons

EPC Rating

D

Fixtures and Fittings

Via Separate Negotiations

Local Authority

Buckinghamshire Council

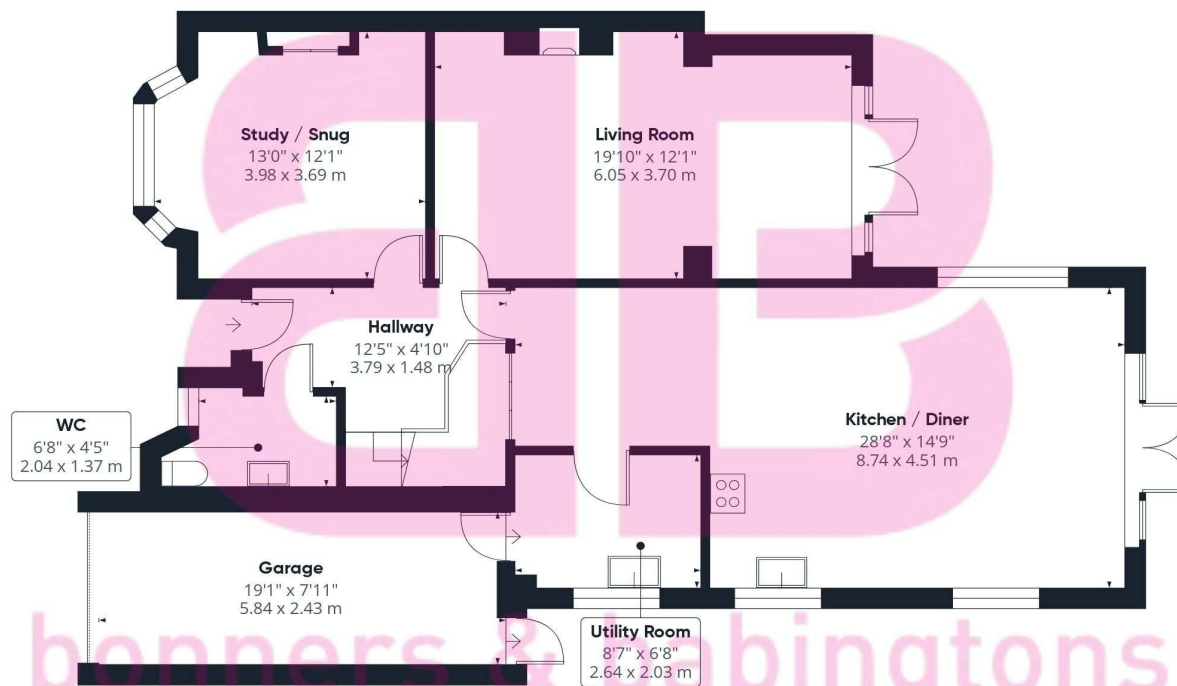
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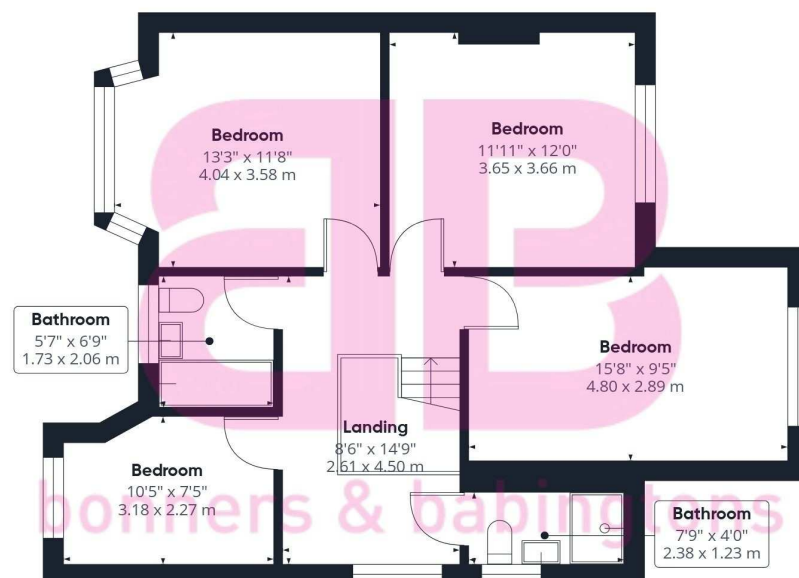
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1928 ft²

179 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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