



bonners & babingtons

Clifford Road
Princes Risborough



Clifford Road Princes Risborough Buckinghamshire HP27 0DU

Tenure: Freehold

Guide Price: £550,000

Tax Band: D

LA: Buckinghamshire Council

EPC Rating: D



A superb 1930's extended semi-detached home situated in a sought-after location within easy walking distance of the mainline station and town centre. The property is offered 'For Sale' with the benefit of **No Upper Chain**.

The accommodation briefly comprises entrance hall, living room with open fireplace, family room/study, dining room, large 'open plan' kitchen/breakfast room, landing with loft access, 3 good size bedrooms and family bathroom. Outside there is driveway parking, an enclosed frontage and generous private rear garden with paved entertaining terrace ideal for Al fresco dining.

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.

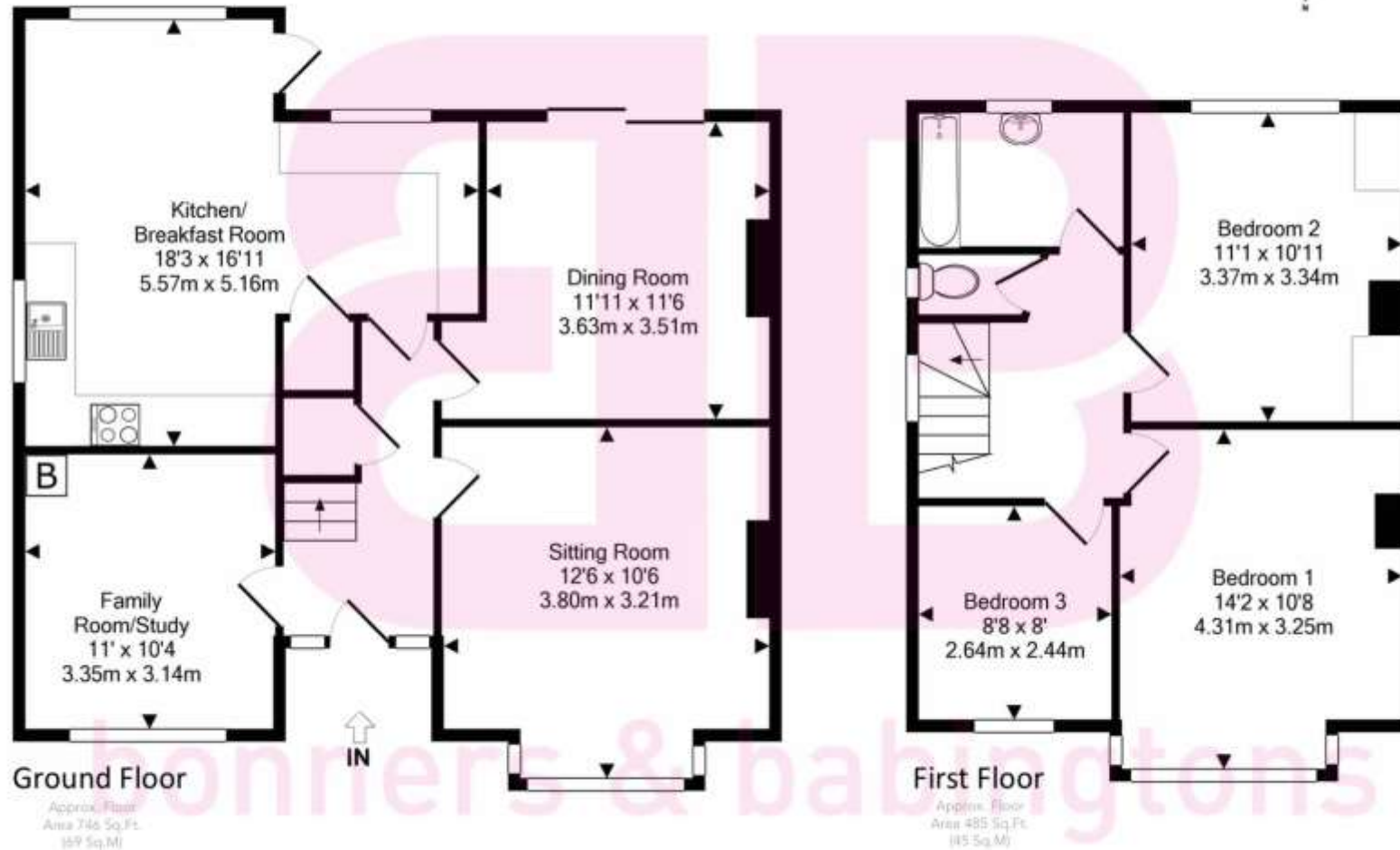
Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

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



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Approx. Gross Internal Area
114 sq m – 1231 sq ft



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This floorplan is not to scale. It is for guidance only
and accuracy is not guaranteed

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