



bonners & babingtons

Elmdale Gardens
Princes Risborough

Elmdale Gardens Princes Risborough Buckinghamshire HP27 0DL

Guide Price £595,000

A well-presented four bedroom detached family home located down a quiet no through road within the heart of Princes Risborough town. The property has no upper chain and is conveniently located within a short walk of both the town centre and the railway station.

The property comprises the following: a large living room with a view overlooking the well-maintained communal green, a dining room with double doors opening to the sunny conservatory and a separate kitchen which overlooks the pretty rear garden. There is a downstairs toilet.

Upstairs you will find a landing that leads to three, good sized double bedrooms, a further single bedroom and a family bathroom. There are built in cupboards in all four of the bedrooms.

To the rear, the conservatory opens onto a well-established, south-west facing garden with a lawn and patio area, perfect for alfresco dining during the summer months. There is also side access and a door that opens into the garage.

To the front you will find a pretty front garden, lawned with roses in the border, as well as driveway with parking for 2 cars. There is a single garage which is very handy for storage or parking a further vehicle if necessary. There is also on-street parking if required (permits).

Other notable features include: double glazed windows throughout, loft storage space, mains gas central heating system (air ventilation) and burglar alarm.

NO UPPER CHAIN!!





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.

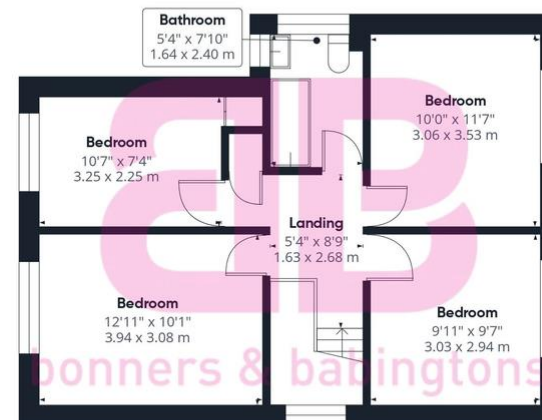
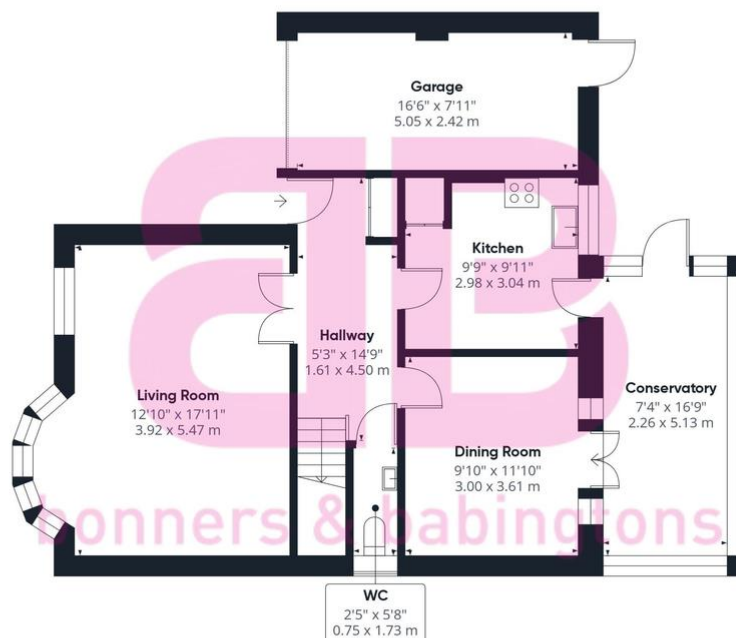
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

EPC Rating - D

Tenure: Freehold

Council Tax Band: F





Approximate total area⁽¹⁾
1455 sq ft
135 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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Disclaimer

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