

Princes Risborough

6 Pymcombe Close | Princes Risborough | Bucks | HP27 9HX



Price £425,000

ACCOMMODATION

Two bedroom semi detached bungalow
Reception hallway with storage cupboard
Spacious sitting/dining room to garden
Kitchen with range of base & wall units
Main bedroom with front aspect
Second double bedroom with storage
Bathroom with shower over bath
Private rear garden with patio area
Detached garage and driveway parking
Offered For Sale with NO ONWARD CHAIN



A well presented two double bedroom semi-detached bungalow with a light and spacious living/dining room and doors opening to the southerly facing rear garden. There is a doorway leading to the kitchen with a range of base and wall units with built in cooker and electric hob and door leading to the rear garden and windows to the side aspect. The main double bedroom has a picture window to the front aspect, there is a further



double bedroom with side aspect and storage cupboard. The bathroom has a white suite with shower over the bath and part tiled walls and window to the front. Externally the rear garden benefits from being south facing and is mainly laid to lawn with a variety of shrubs and trees and a patio area immediately to the rear of the property which is ideal for entertaining and al fresco dining during the summer months. There is a single detached garage within the garden area and driveway access to the front allowing parking for several cars both on the drive and graveled area leading to the front door.

KEY FEATURES

- Ideally situated in a quiet cul de sac location within Princes Risborough
- A short walk to the vibrant High Street and variety of local amenities
- Well presented throughout and benefitting from a south facing garden
- Excellent commuter links to London Marylebone from nearby station
- Highly regarded Primary and Secondary Schools close by
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs Estate Agents on 01844 214421 to arrange a viewing



SITUATION

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops. There is a swimming pool and sports centre as well all within walking distance of the picturesque High Street.

Princes Risborough is within easy driving distances of the larger towns of both High Wycombe and Aylesbury.

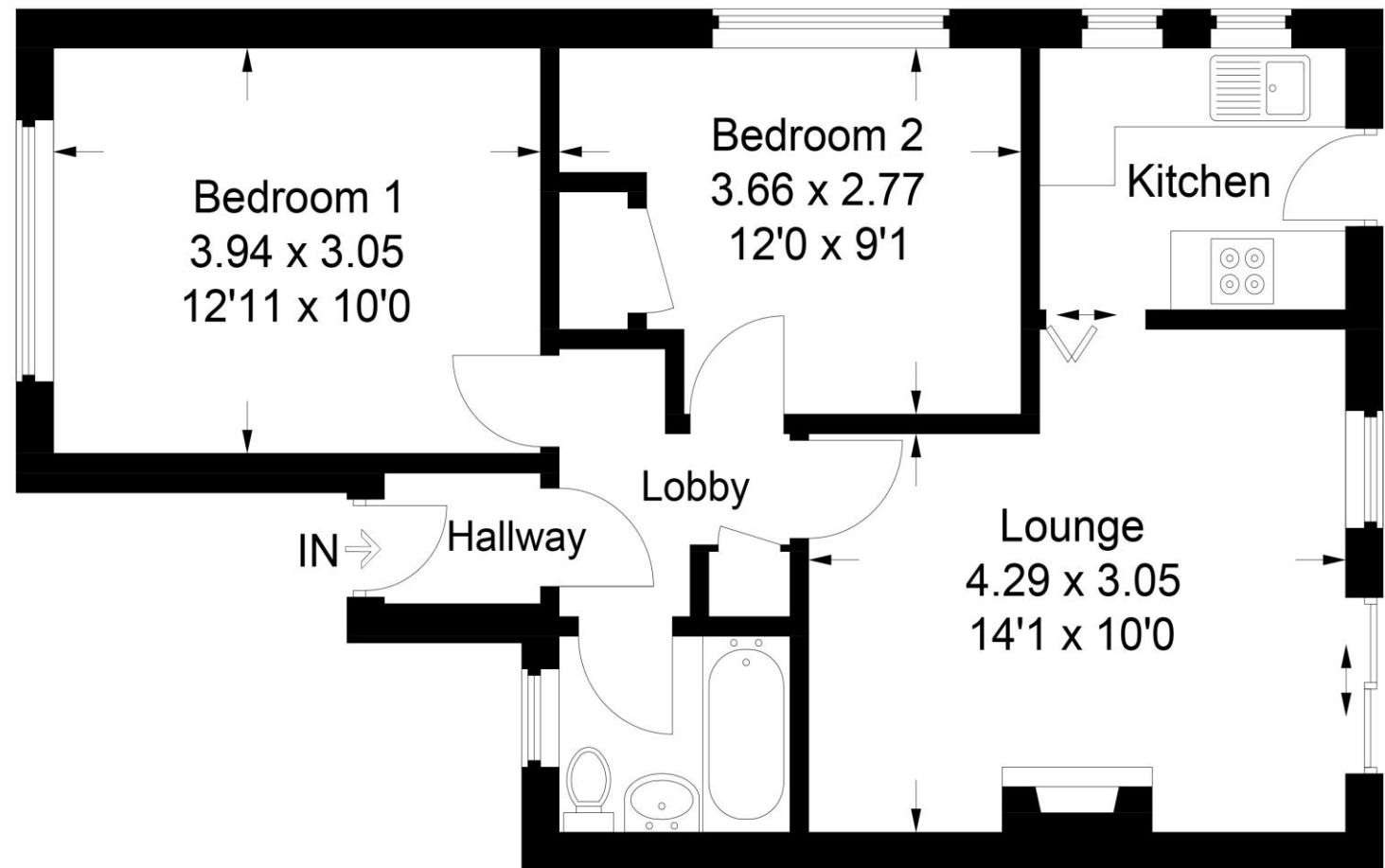
Princes Risborough is on the edge of the Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from 35 minutes, and road communications in the area are good with good road links to the National Motorway networks.

Local Authority – Buckinghamshire Council

Council Tax - D

EPC - D

Approximate Gross Internal Area
49.3 sq m / 531 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Colombs - Risborough


Colombs

1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.