

# Princes Risborough

18 Long Hide | Princes Risborough | Bucks | HP27 0JX





Price £430,000

## ACCOMMODATION

Reception hall & downstairs cloakroom  
Kitchen with range of base & wall units  
Sitting/dining room with doors to garden  
Large understairs storage cupboard  
Main bedroom with range of wardrobes  
One double and one single bedroom  
Family bathroom with white suite  
Enclosed rear garden with patio area  
Front garden with path to front door  
Garage and parking



A three bedroom mid terraced property ideally situated in a tranquil location overlooking a green. The property has a path leading to the front door which opens into a spacious reception hallway with downstairs cloakroom and staircase to first floor. The kitchen benefits from a good range of base and walls units with wall mounted double oven, gas hob and window overlooking the front aspect. The sitting / dining room is well appointed



with patio doors to the rear garden and large understairs cupboard. On the first floor the main bedroom has a range of built in wardrobes with views over the rear garden. There is a further double bedroom and a single room as well as family bathroom with white suite. Externally the rear garden is fully enclosed with mature shrubs and patio area immediately to the rear. There are gardens to the front of the property which lead to the well maintained green and walkway to the parking and garage area. The property is offered For Sale with NO ONWARD CHAIN.

## KEY FEATURES

- Ideally situated on a quiet traffic free location overlooking a green
- Close to Princes Risborough town centre and local amenities.
- Short drive to mainline train station with access to London Marylebone
- Excellent primary and secondary schools within Princes Risborough
- Close to the beautiful Chiltern Hills with a vast network of footpaths
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view





## 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 which are 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 beautiful 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 being only 35 minutes, and road communications in the area are good with good road links to the National Motorway networks.

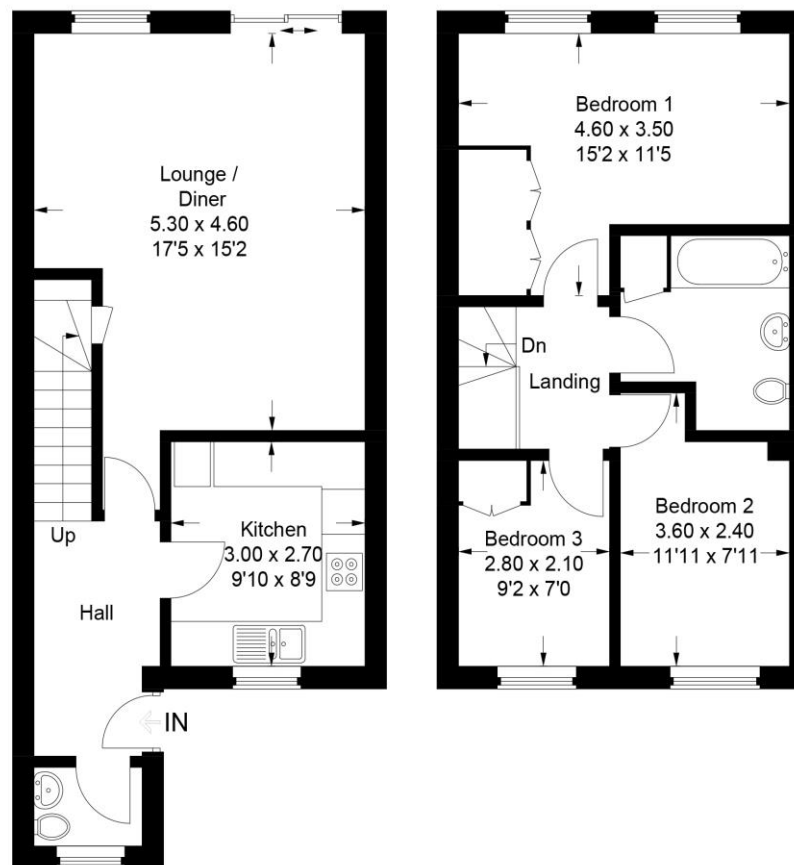
Local Authority – Buckinghamshire Council

Council Tax - D

EPC - C

## 18 Long Hide

Approximate Gross Internal Area  
Ground Floor = 42.8 sq m / 461 sq ft  
First Floor = 38.9 sq m / 419 sq ft  
Total = 81.7 sq m / 880 sq ft



**Ground Floor**

**First Floor**

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.

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

**01844 214421**

thame@colombbs.co.uk

**www.colombbs.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.