



Manor Park Avenue  
PRINCES RISBOROUGH

  
Colombs



5 Manor Park Avenue  
Princes Risborough  
Buckinghamshire HP27 9AU

Situated in a prime position, within a four minute walk of the station, is this well presented two bedroom ground floor maisonette with garden and garage.

Entrance Hall| Sitting Room| Kitchen| Bathroom| two bedrooms| Garden| Parking| Garage|

Price £1,200.00 P.C.M

### Description

A rare opportunity to rent this two bedroom ground floor maisonette located in this prime position within a short level walk of both Princes Risborough mainline railway station, with direct trains into London Marylebone from 35 mins, and Princes Risborough town centre.

Situated on a sought after tree lined road this delightful property further benefits from having its own southerly facing garden, a garage and off road parking.

The property is approached via a driveway given access to a private garage and parking in front. Entering the property is an entrance hall given access to a bathroom with a white suit and shower over the bath. Continuing is two good sized bedrooms, with bedroom one benefiting from fitted wardrobes, a spacious sitting room with double doors leading to the delightful sunny and enclosed private garden and a wood burner. A door from the sitting room leads to the well appointed kitchen.

The gardens are a real feature of the property offering a large area of lawn, a good level of seclusion, a raised decking area and a sunny aspect.







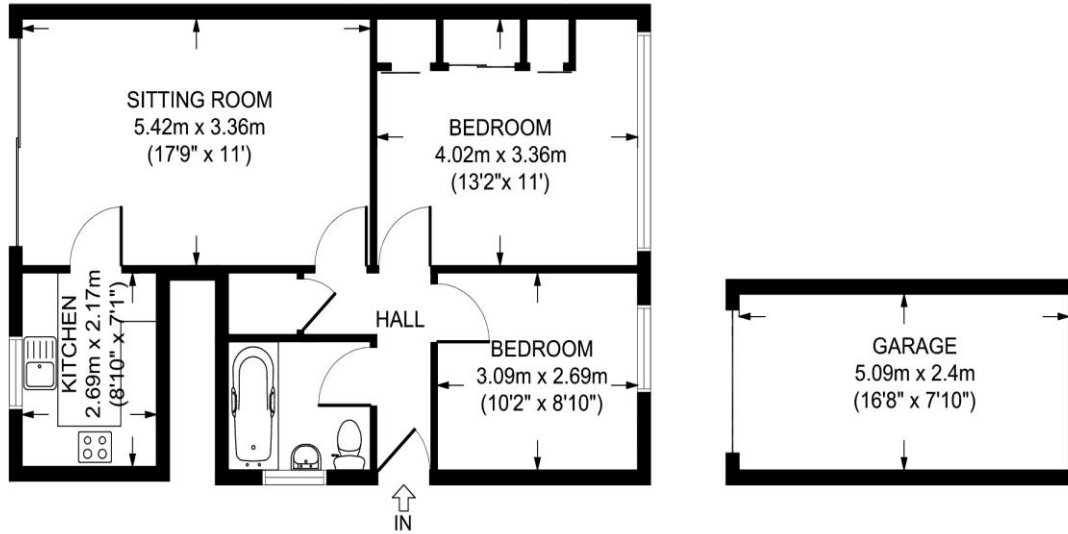
## Princes Risborough

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops which include Marks & Spencer Simply Food, Costa Coffee and Tesco's as well as many local independent shops which give the quaint High Street a lovely traditional feel to it. There are numerous clubs and societies in the town as well as a library and community centre. 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 where more comprehensive shopping and recreation facilities can be found. Schooling in the area is excellent in both the public and private sectors and of course the Grammar school system is operated in Buckinghamshire. Princes Risborough is a bustling Market Town steeped in local history 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.





APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQ M  
5 MANOR PARK AVENUE, HP27 9AU

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

### Directions

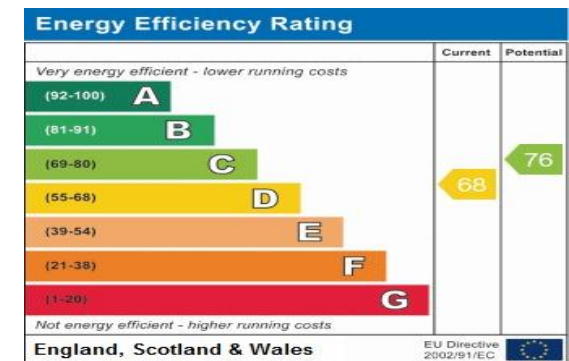
From our office in the High Street, turn left and left again at the mini roundabout. At the next roundabout take the first exit and turn right into Church Street, which leads into Stratton Road. Follow this road round and at the end of the road turn right into Manor Park Avenue, the property can be found on the right hand side near the bottom of the road.

### Viewings

All viewings are strictly by appointment only through Colombs Estate Agents.

### Mortgage Advice

Contact Colombs who can introduce you to our Professional Financial Advisors.



These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale. Whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.

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