



**Connells**

Woodfield Road  
Princes Risborough



# Woodfield Road Princes Risborough HP27 0HX

for sale  
**£240,000**



## Property Description

Available with no onward chain and 973-year lease remaining... Step into this beautifully updated ground floor maisonette, where modern comfort meets character charm. With its own private entrance, the home opens into a bright and spacious open-plan kitchen and sitting room, complete with a feature fireplace – perfect for cozy evenings.

The double bedroom is generously sized and comes with a stylish floor-to-ceiling IKEA wardrobe, offering ample hanging space, drawers, and shelving for optimal organization. A handy storage cupboard is also included, currently housing the washing machine for added convenience. The contemporary bathroom features a shower-over-bath, WC, and wash basin, designed for everyday practicality.

Outside, enjoy a low-maintenance front garden with attractive paving and mature shrubs.

Adding to the appeal is a generously sized garage, larger than the conventional standard, with a rear storage cupboard that was previously a utility area and still benefits from existing plumbing. This space offers excellent potential for conversion into a home office or additional living area (subject to planning permission), making it a highly flexible asset.

This property is a fantastic choice for first-time buyers, savvy investors, or those looking to downsize without compromise.

## Location Highlights

Princes Risborough is a charming market town offering everything you need on your doorstep – with a local shop near to the property and further afield in the town centre a post office and leisure centre to popular shops like Tesco, Marks & Spencer Simply Food, and Costa Coffee. For bigger adventures, High Wycombe, Aylesbury, and Oxford are all within easy reach. Families will appreciate the excellent local schools, including private and state options, as well as grammar schools in nearby towns.

## Leasehold Charges

The vendor has advised that the property service charge, ground rent and buildings insurance are combined £600 per annum.

## Kitchen / Sitting Room

18' 1" max x 16' 11" max (5.51m max x 5.16m max)

## Bedroom

13' 8" max x 9' 8" max (4.17m max x 2.95m max)

## Bathroom

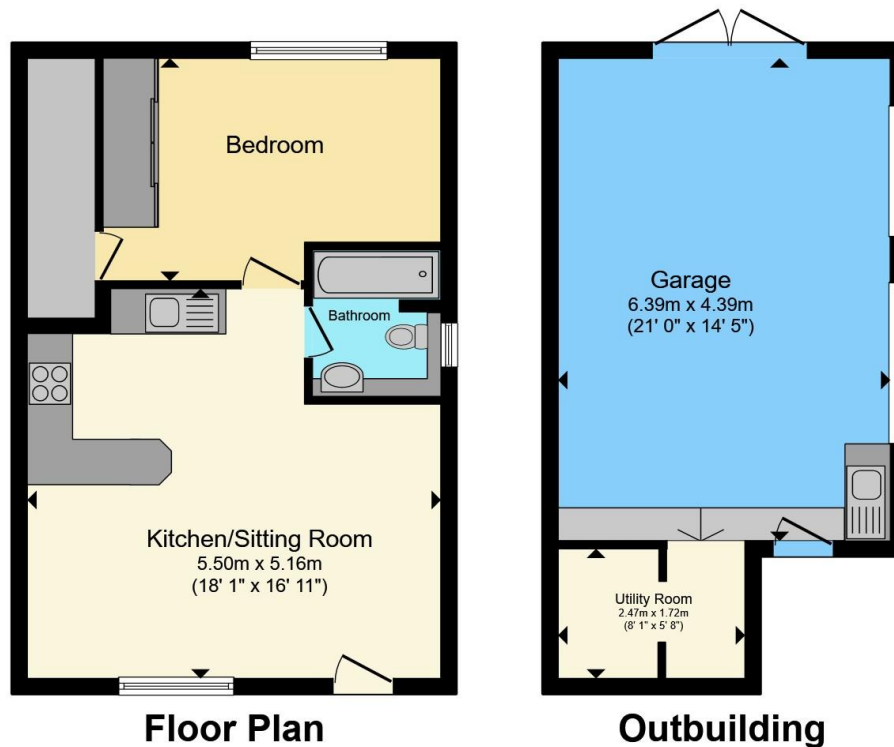
## Garage

21' max x 14' 5" max (6.40m max x 4.39m max)

## Utility Room

8' 1" max x 5' 8" max (2.46m max x 1.73m max)





Total floor area 77.4 m<sup>2</sup> (833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax  
 Band: C

Service Charge: 600.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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