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Cannon Place, Princes Risborough

17 Cannon Place, Princes Risborough, Buckinghamshire HP27 9HL

Located on a generous plot at the end of this popular cul de sac. The property now requires updating but in turn offers excellent potential to modernise and extend (subject to the required planning permissions).



The Property

The front door opens to the entrance hall, stairs to the first floor. The kitchen / breakfast room is fitted with a range of wall and base units with work surfaces over, space and plumbing for washing machine and dishwasher, space for cooker, door to the cloakroom with low level WC and wash hand basin, door to a large storage room. A bright double aspect reception room with window to the front aspect and casement doors to the rear garden, flood the room with natural light.

On the first floor are three bedrooms and a family bathroom.

Outside

The property sits on an exceptional plot. To the front is a spacious drive providing parking for several vehicles, a path leads to the front door, with raised beds and mature planting.

The gardens wrap round the side and rear of the property, which is mainly laid to lawn and enclosed with paneled fencing and mature planting.



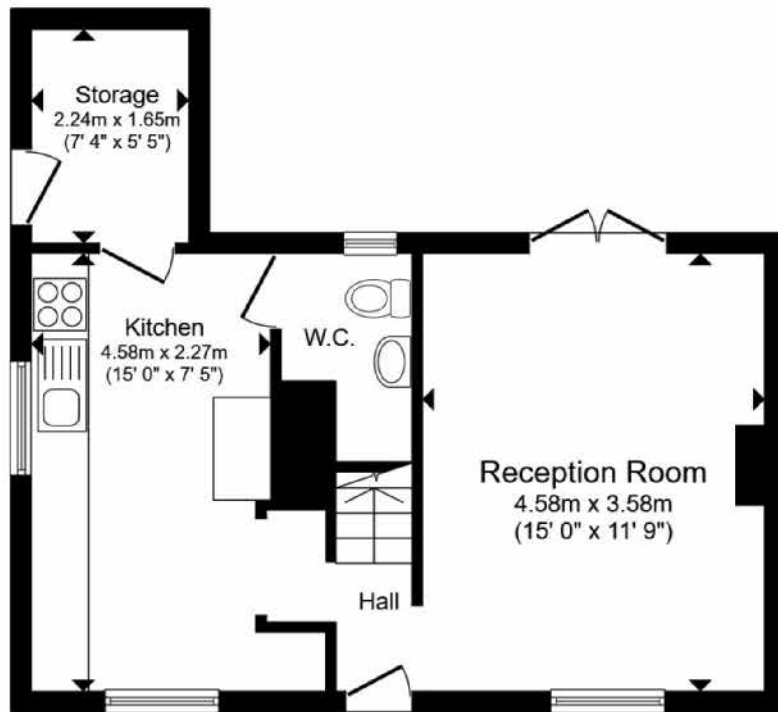


Location

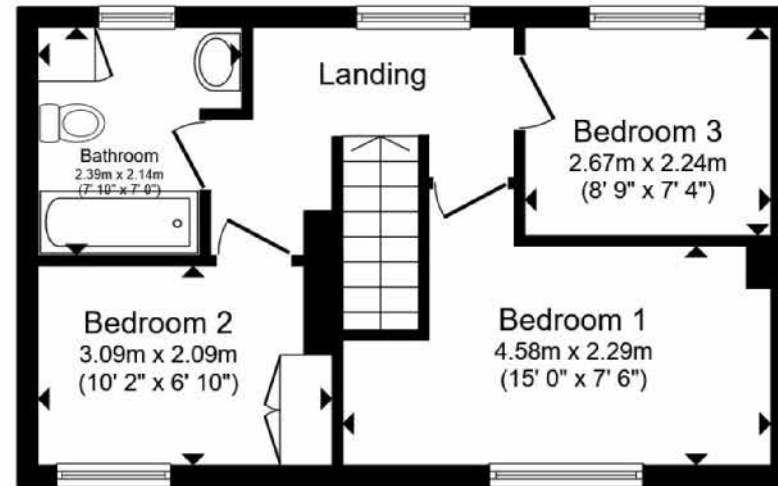
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within 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.





Ground Floor



First Floor

Total floor area 74.0 m² (797 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



welcome to Cannon Place, Princes Risborough

17 Cannon Place offers the perfect opportunity to update, extend (subject to planning) and modernise this much loved family home. Occupying a large plot at the bottom of a popular cul de sac in the heart of Princes Risborough.

Guide Price

£425,000

- Large Corner Plot
- Three Bedrooms
- Potential to Extend (Subject to planning)
- Viewing Recommended To Appreciate The Potential.

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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