



AB  
FOR SALE



bonners & babingtons

Cheverton Avenue  
Princes Risborough

# Cheverton Avenue Princes Risborough Buckinghamshire HP27 9FL

Asking Price £575,000

A beautifully presented & modern four bedroom semi-detached family home located within the highly regarded town of Princes Risborough.

The property accommodation comprises of the following, entrance hallway with a downstairs toilet, a spacious open plan kitchen / diner with French doors opening to the rear garden as well as a cosy living room. The kitchen is modern and benefits from waist height & eye level cupboards, a breakfast bar as well as built in appliances including a fridge / freezer, dishwasher, washing machine and wine fridge.

On the second floor, a light and airy landing links you to three double bedrooms, one with fitted wardrobes and a modern family bathroom with bath and overhead shower.

On the third floor, a master bedroom with built in wardrobes, modern ensuite shower room and French doors opening to a balcony.

To the rear, French doors from the kitchen / dining room lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining during the summer months.

To the front, a driveway with parking for 3-4 cars, on street parking and side access leading through to the rear garden.

Other notable features include, mains gas central heating system, double glazed windows and a NHBC warranty which is valid for another 4 years.





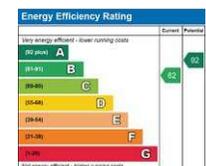
## Princes Risborough

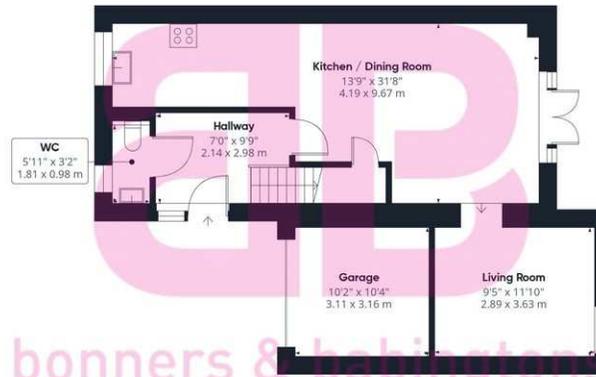
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within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

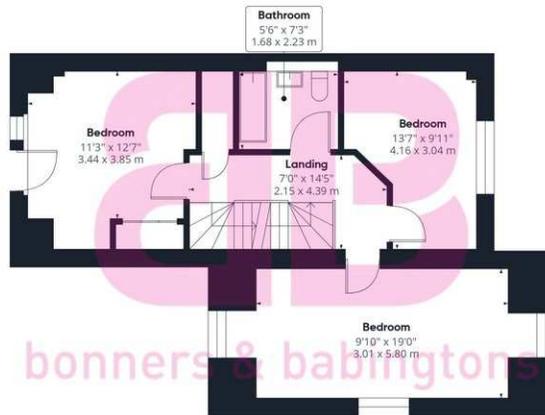


Tenure: Freehold  
Council Tax Band: E





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1476 ft<sup>2</sup>  
137 m<sup>2</sup>

Balconies and terraces

58 ft<sup>2</sup>  
5.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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