

# Princes Risborough

15 Stratton Road | Princes Risborough | Bucks | HP27 9BH



Price £495,000

## ACCOMMODATION

A three bedroom semi detached home  
Reception hallway with stairs to first floor  
Sitting room with feature fireplace  
Separate dining room and doors to garden  
Kitchen with integrated oven & dishwasher  
Utility room with door to cloakroom  
Main bedroom & two further bedrooms  
Family bathroom with white suite  
Enclosed rear garden with decked area  
Driveway parking and single garage



A well presented three bedroom semi detached home situated in a highly sought after area within Princes Risborough. The property is within walking distance of the popular town centre as well as the mainline train station giving access to London Marylebone. The property benefits from a reception hallway with stairs to first floor, sitting room with feature fireplace and separate dining room with doors opening to the rear



garden. The kitchen has a range of base and wall units with built in oven and dishwasher and door opening to the utility room with cloakroom. On the first floor the main bedroom has views over the front aspect and built in cupboard, the second bedroom has a built in cupboard and a rear aspect whilst bedroom 3 also has a front aspect. The bathroom has a white suite with a 'P'shaped bath. Externally there is a front garden with gravelled driveway leading to the attached single garage with door opening to the garden whilst to the rear of the property there is a fully enclosed garden with raised decked area and the remainder being laid to lawn with summerhouse

## KEY FEATURES

- A well presented 3 bedroom home ideally located in Princes Risborough
- Within a short walk of the High Street as well as all local facilities
- Local primary school in town and grammar schools are in Aylesbury
- Potential to extend subject to the necessary planning permissions.
- Popular sports centre and swimming pool within a short walk
- 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 all within walking distance of the picturesque High Street. There is an excellent education system.

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 tranquil Chiltern Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network with an excellent train service on the Chiltern Line to London Marylebone, with direct trains taking just 35 minutes. Excellent road links to M40 giving access to both London and Birmingham.

Local Authority – Buckinghamshire Council

Council Tax - E

EPC - D

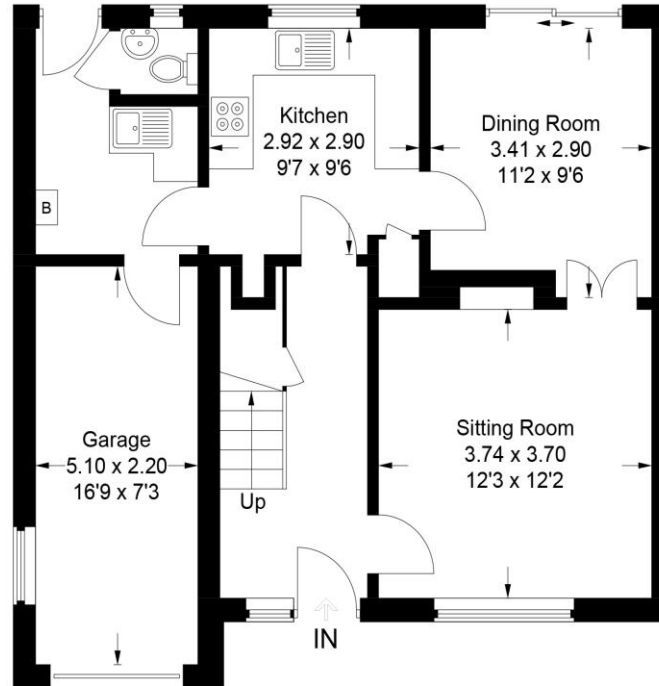
## 15 Stratton Road

Approximate Gross Internal Area  
Ground Floor = 63.4 sq m / 682 sq ft  
(Including Garage)

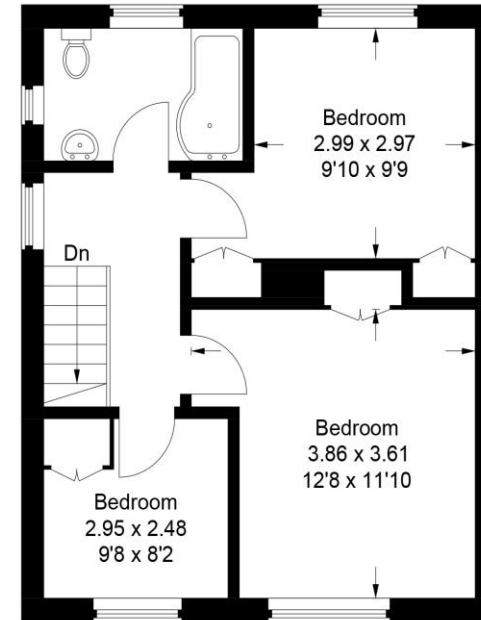
First Floor = 42.7 sq m / 460 sq ft

Shed = 13.3 sq m / 143 sq ft

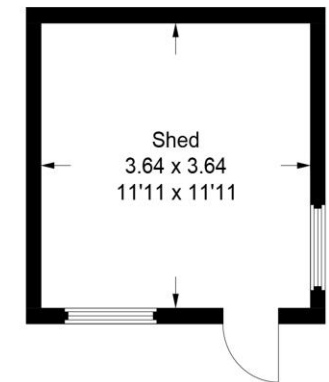
Total = 119.4 sq m / 1285 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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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.

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