



ab

bonners & balingtons

City Road
Radnage

City Road Radnage HP14 4DW

Offers in Excess of: £475,000

A gardeners paradise! This 4 bedroom end terrace property has been a much loved family home for over 40 years & is now ready for it s new owner, who may look to modernise or extend. Boasting a beautiful landscaped garden,with stunning views, a fruit orchard, various seating areas & raised beds. Situated in the sought after village of Radnage.

The property consists of: main entrance hallway with plenty of space for coats and shoes which leads into the breakfast room which is semi open plan to the modern kitchen with ample built in storage, including integrated fridge/freezer and dishwasher. From the kitchen there are French doors to the sun room which opens out to the garden and a door to the utility room with plumbing for white goods and downstairs WC.

The spacious dual aspect reception room has a cosy wood burning stove, a door to the patio and garden and an additional front door entrance with small lobby.

Upstairs there are 4 good size bedrooms and a family bathroom, with the master bedroom benefitting from an ensuite shower and lovely views over the garden and surrounding countryside.

Outside

The beautiful landscaped garden is the properties defining feature, offering privacy and colourful enjoyment through all the seasons. There are several seating areas to make the most of the sun or the shade, an established vegetable growing area and an orchard with mature apple, plum, pear and greengage trees, so you can really live the good life!

To the front of the property there are two off road parking spaces.

Other notable features include: wood burning stove with back boiler for heating upstairs and providing hot water, plus a separate immersion. Downstairs heating is electric.





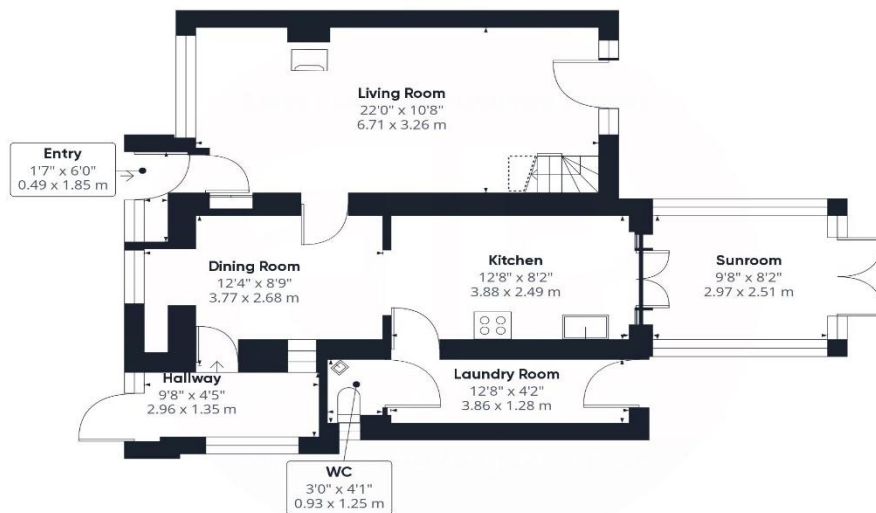
Radnage is a small village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church. There are lots of footpaths and bridleways in the immediate vicinity and some link up to the Ridgeway. Despite its rural atmosphere, the village is close to Stokenchurch, Chinnor, Princes Risborough and High Wycombe.

In terms of schooling, the village has a well-regarded combined school, as well as nationally recognized senior schools such as the Royal Grammar School, Wycombe High School, and John Hampden Grammar School within catchment.

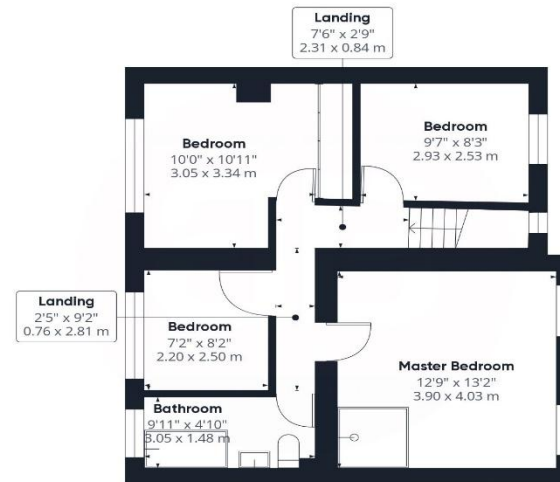
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is Princes Risborough just 5 miles away, with links to London Marylebone (35 minutes) and Birmingham.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		23
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1203.25 ft²
111.79 m²

Reduced headroom

7.89 ft²
0.73 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

Robert House, 19 Station Road,
Chinnor, Oxfordshire OX39 4PU

01844 354554

www.bb-estateagents.co.uk

