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Eastfield Road
Princes Risborough

**Eastfield Road
Princes Risborough
Buckinghamshire
HP27 0HZ**

Offers in excess of £360,000

Positioned in a highly sought-after setting within easy walking distance of the market town of Princes Risborough, this two-bedroom bungalow enjoys open views towards Whiteleaf and the rolling Chiltern Hills, offering a rare combination of convenience and tranquillity.

The property provides well-balanced accommodation, including two generously sized bedrooms with built-in wardrobes and a stylish family bathroom. The inviting lounge, enhanced by a classic bay window, offers a beautifully proportioned space for relaxation and entertaining.

The kitchen is thoughtfully arranged with generous storage and preparation space and overlooks the rear garden. Outside, the private garden creates a peaceful outdoor retreat, ideal for alfresco dining or quiet enjoyment. Importantly, the bungalow presents excellent potential to extend *STPP*

Additional advantages include off-street parking, enhancing both convenience and appeal. This delightful home will suit buyers seeking refined single-storey living in a desirable location, with future potential to enhance.



Princes Risborough

The charming market town of Princes Risborough boasts a range of local amenities, including a post office, leisure centre, and various shops such as Tesco, Marks & Spencer, Simply Food, and Costa Coffee. For more extensive shopping and leisure options, High Wycombe, Aylesbury, and Oxford are all within easy reach. There are excellent local schools, including both private and state options, as well as grammar schools in nearby High Wycombe and Aylesbury.

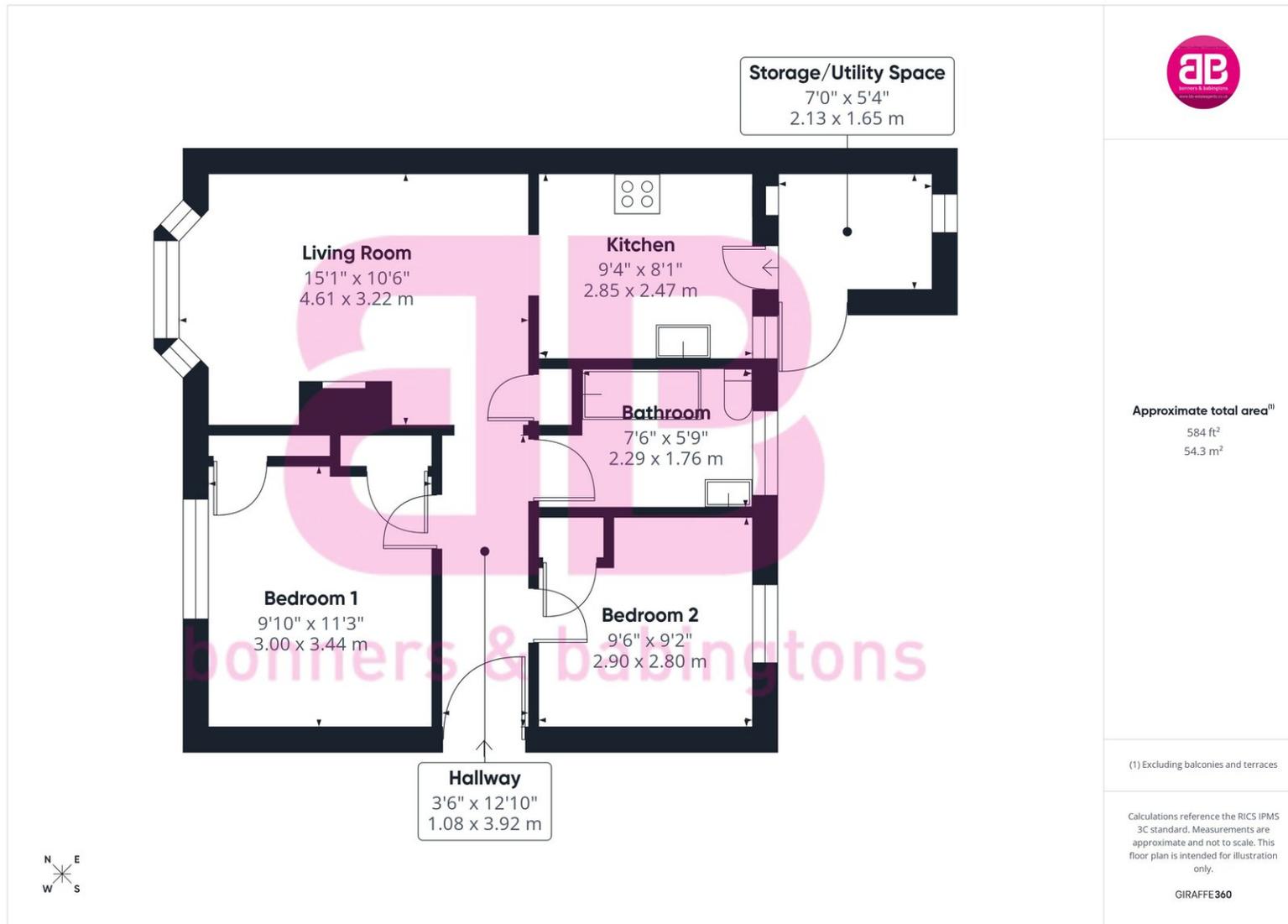
The property is conveniently located just 6 miles from Junction 6 of the M40 motorway, providing quick access to London and the Midlands. Princes Risborough station offers a direct

Tenure: Freehold
Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(1-10)	B		
(11-20)	C		
(21-30)	D		
(31-40)	E		
(41-50)	F		
(51-60)	G		
Not environmentally friendly - higher CO ₂ emissions			



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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