



Upper Icknield Way  
Princes Risborough

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**ab**  
bonners & babingtons



A stunning and modern four bedroom detached family home originally built in 2011 with a beautiful, contemporary interior throughout as well as open plan living. The property is located within the highly regarded town of Princes Risborough and is within a short walk of the mainline train station and the town center.

**Upper Icknield Way, Princes Risborough, Buckinghamshire, HP27 0EX**

**Offers Over £700,000**

DETACHED FAMILY HOME  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
OPEN PLAN KITCHEN / DINER  
UTILITY ROOM  
MASTER BEDROOM WITH ENSUITE  
GUEST BEDROOM WITH ENSUITE  
MODERN FAMILY BATHROOM  
DRIVEWAY WITH PARKING FOR 2/3 CARS  
WALKING DISTANCE TO TRAIN STATION



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**rightmove** 

**OnTheMarket** 

**Zoopla.co.uk**

**naea propertymark  
PROTECTED**



## Princes Risborough

The attractive market town of Princes Risborough offers a post office, a leisure center 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.



## Description

A stunning and modern four bedroom detached family home originally built in 2011 with a beautiful, contemporary interior throughout as well as open plan living. The property is located within the highly regarded town of Princes Risborough and is within a short walk of the mainline train station and the town center.

The property accommodation comprises of the following, entrance hallway with a modern downstairs toilet, a good sized formal living room with working chimney and French doors to the rear garden as well as a second reception room / dining room with bay window.

The kitchen is modern, open plan and versatile and benefits from waist height and eye level cupboards, solid wooden work surfaces, built in appliances as including a fridge / freezer, electric oven with gas hob as well as a breakfast bar. There is also a separate utility room with plumbing for all white goods, extra cupboards and a door leading to the side access.

Upstairs there is a light and airy landing linking to a master bedroom with en-suite shower room, guest bedroom with en-suite shower room, third double bedroom, further single bedroom and a modern family bathroom.

To the rear, French doors from the living room lead you out to a private, rear garden with patio area, perfect for alfresco dining during the summer months. There is also side access leading through to the front of the property.

To the front, a shared driveway with designated parking for 3 cars with a newly installed EV Charging point as well as beautiful countryside backing on to the Chiltern Hills which is an 'AONB'.

Other notable features include, mains gas central heating system (under floor heating on the ground level, double glazed windows and loft storage space.





## General Remarks and Stipulations

**Tenure**  
Freehold

**Post Code**  
HP27 0EX

**Services**  
Mains gas central heating system, drainage, water & electric

**Viewing**  
Strictly by appointment with Bonners & Babingtons

**EPC Rating**  
C

**Fixtures and Fittings**  
Via separate negotiations

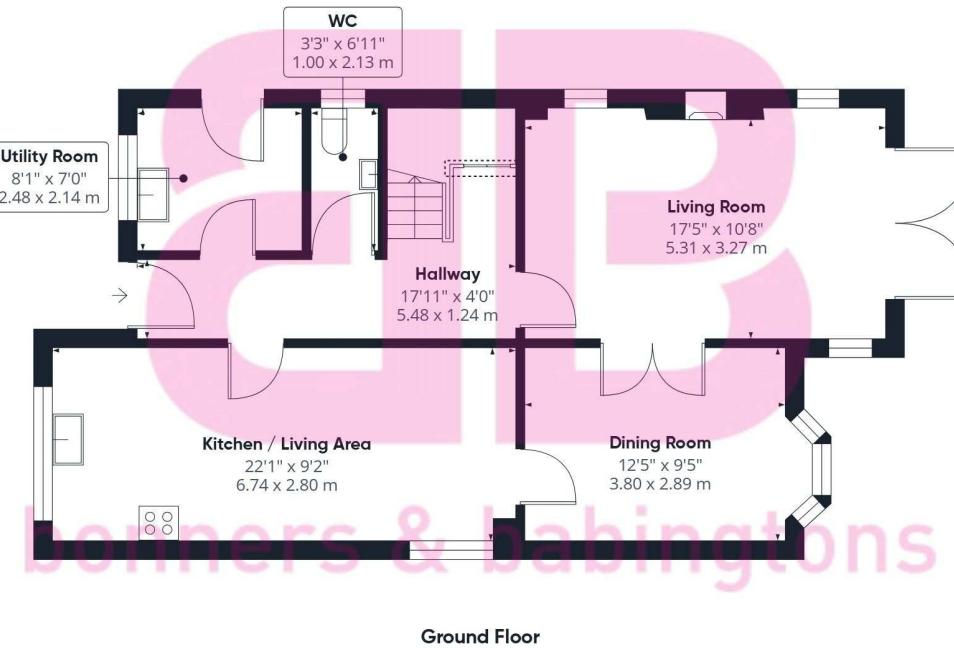
**Local Authority**  
Buckinghamshire Council

**Important Notice**  
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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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

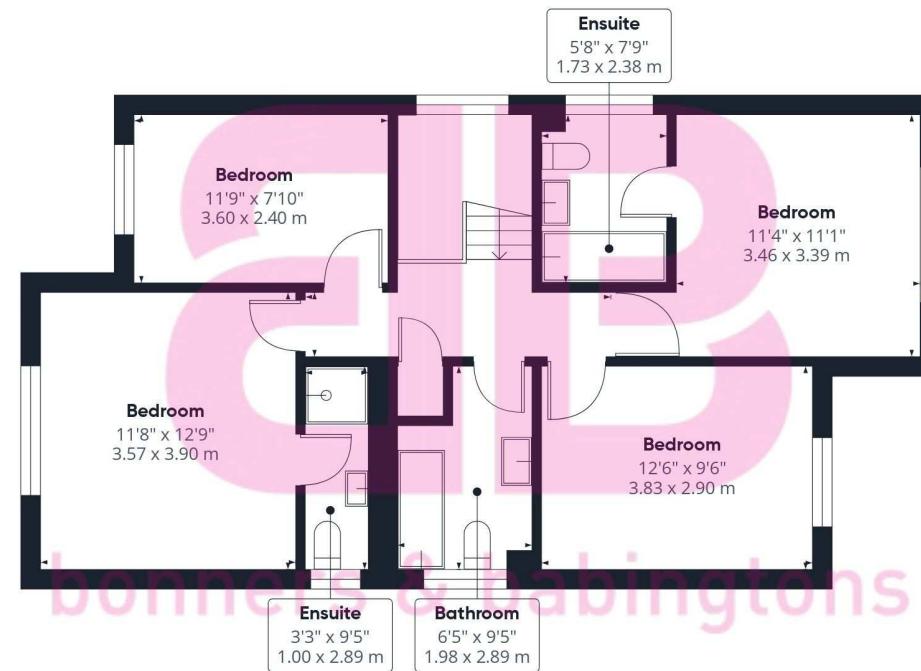
1517 ft<sup>2</sup>

140 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 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.

