

PORTFOLIO from brown & merry

The Avenue, Princes Risborough

28a The Avenue, Princes Risborough, HP27 0HL

A charming three bedroom detached house just 0.5 miles from Princes Risborough High Street, front and rear gardens and off street parking.





Entrance
The front door opens to the reception hall, door to the cloakroom and door to kitchen, stairs rising to the first floor.

Cloakroom
A white suite with low level wc and wash hand basin, window to side aspect.

Kitchen
The kitchen is fitted with a good range of wall and base units with complementary work surfaces over, integral oven and hob, with extractor, tiled splash backs and tiled floor, window to the front, door to side access, space and plumbing for washing machine and fridge freezer. The kitchen flows effortlessly to the open plan living, dining room.

Living / dining Room
A bright and spacious dual aspect room which has been thoughtfully planned and laid out to provide a spacious dining area with French doors to the rear garden and a lovely bright living room featuring a log burning stove.

Bedroom One
A generous double bedroom with window to the rear aspect, door to en suite bathroom.

En Suite Shower Room
A white suite comprising of a fully tiled shower cubicle, low level wc and wash hand basin.

Bedroom Two
Another double bedroom with window to the rear aspect.

Bedroom Three
A good sized bedroom with window to the front aspect.

Family Bathroom
A modern white suite, paneled bath with shower over, low level wc and wash hand basin, window to the front aspect.

Outside

Benefiting from front and rear gardens and access to both sides of the property, the front garden is mainly laid to lawn with a block paved path to the front door, enclosed by mature planting and fencing. The southerly facing rear garden is an attractive feature offering a good sized area of lawn and terrace, an additional seating area at the bottom of the garden, shed and gated access t to a gravelled parking area.

Location

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 - 35 minutes) and the Midlands.







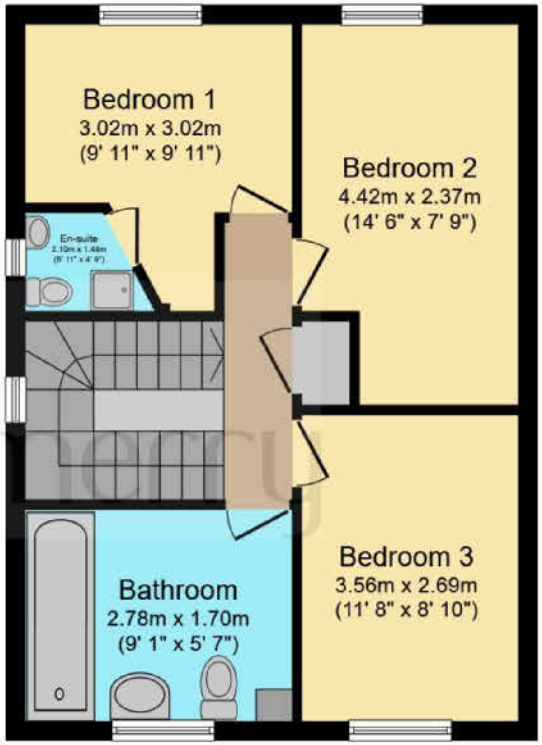
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Ground Floor



First Floor

Total floor area 114.5 m² (1,232 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

28a The Avenue, Princes Risborough, HP28 0HL

Conveniently located just 0.5 miles from Princes Risborough's bustling High Street, 28a The Avenue is an attractive detached home, offering open plan living dining, three generous bedrooms, master with en-suite, a well equipped kitchen and a delightful southerly facing rear garden. Viewing Essential.

Guide Price

£575,000

- Three Bedrooms
- Two Bathrooms plus cloakroom
- Front and Rear Gardens
- Off Road Parking







EPC Rating: C
Council Tax Band: E
Tenure: Freehold

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To find out more information or to arrange a viewing call

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