

Princes Risborough

9 Parkfield Rise | Princes Risborough | Bucks | HP27 0DW



Price £435,000

ACCOMMODATION

A well presented two bedroom home

Entrance hall with cloakroom and stairs

Kitchen/breakfast room with front aspect

Sitting room with doors opening to garden

Spacious main bedroom with en suite

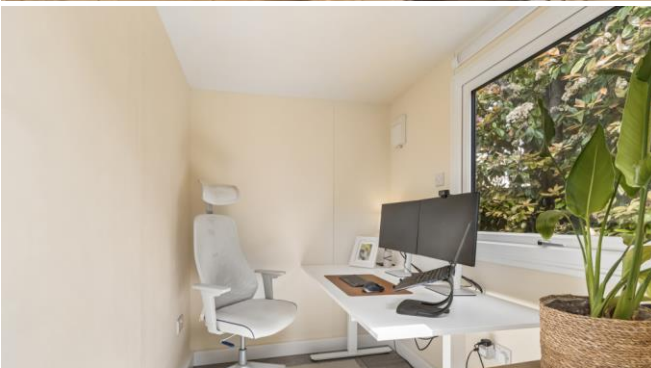
Further double bedroom and bathroom

Fully enclosed and private rear garden

Fully insulated garden studio / office

Allocated parking for two cars to the side

Situated in quiet cul de sac location



A well presented two bedroom semi detached house situated in the heart of Princes Risborough in a quiet cul de sac location and within easy walking distance of the High Street with its range of shops, coffee houses and restaurants. The property has a rain porch to the front door which inturn opens into the reception hallway with downstairs cloakroom and stairs to the first floor. The kitchen/breakfast room has a front aspect and has



a range of base and wall units with integrated double oven and electric hob and dishwasher. There is ample room for a breakfast table and chairs. The sitting room is well appointed and has casement doors opening to the rear garden. On the first floor the main bedroom has the addition of an en suite shower room, there is a further double bedroom and a bathroom with white suite. Externally the rear garden offers a high degree of privacy and is mainly laid to lawn with a patio immediately to the rear. There is a useful home office/studio whilst to the side of the house are 2 allocated parking spaces.

KEY FEATURES

- A well presented two bedroom semi detached house in quiet cul de sac
- Walking distance to the High Street, local amenities and primary school
- Close to mainline station with access to London Marylebone (36 minutes)
- Excellent local primary and secondary schools within the town
- Nestled in the Chiltern Hills with an outstanding network of country walks
- Allocated parking spaces for two cars to the side of the house
- Please call Colombs on 01844 21442 to arrange a suitable time to view.



LOCATION

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.

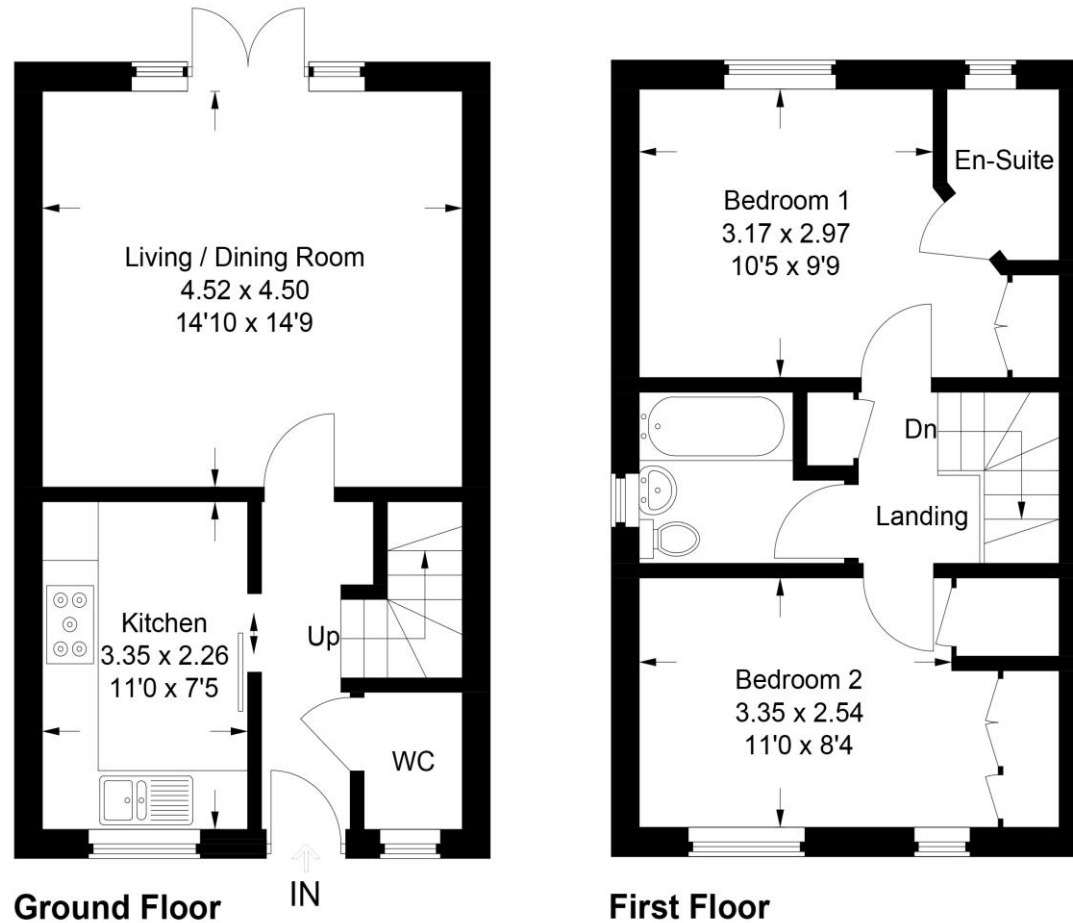
Local Authority – Buckinghamshire Council

Council Tax - D

EPC - C

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Approximate Gross Internal Area
Ground Floor = 34.3 sq m / 369 sq ft
First Floor = 34.0 sq m / 366 sq ft
Total = 68.3 sq m / 735 sq ft



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.