



Poppy Road  
Princes Risborough

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bonners & babingtons



A beautifully presented four-bedroom, semi-detached family home, ideally positioned in the very heart of Princes Risborough on the highly sought-after and well-respected Poppy Road. Lovingly owned and cherished as a family home for decades, this property has been a very happy home, offering warmth, character and a wonderful sense of longevity.

Poppy Road, Princes Risborough, Buckinghamshire, HP27 9DA

Offers Over - £580,000

- LOVELY FAMILY HOME
- SOUGHT-AFTER LOCATION IN PRINCES RISBOROUGH
- WALKABLE DISTANCE TO MAIN TRAIN STATION AND TOWN
- 4 BEDROOMS, 2 BATHROOMS
- DRIVEWAY & GARAGE
- LOUNGE, DINNING ROOM, SUNROOM
- SPACE TO EXTEND (STPP)
- SITUATED ON A LARGE PLOT



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## Princes Risborough

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.



## Description

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The home is approached via a generous driveway providing ample off-road parking, complemented by a garage. Inside, a light and airy entrance hall sets the tone, leading to a modern, well-appointed kitchen overlooking the rear garden. The spacious lounge features a working fireplace and an attractive bay window, creating a welcoming space for family living. Further accommodation includes a separate dining room with electric burner and a delightful sunroom, ideal for relaxing or entertaining while enjoying views of the garden.

Upstairs, the property offers three well-proportioned double bedrooms and one single bedroom, alongside two bathrooms, including a family bathroom with a bathtub. To the rear, the large garden is a true highlight, full of life with mature shrubs and planting. The property enjoys stunning open views across the rolling Chiltern Hills.

This is a rare opportunity to acquire a much-loved family home in one of Princes Risborough's most desirable roads, combining space, character, and a truly special setting.

Other notable features include, mains gas central heating system, double glazed windows and loft space.





## General Remarks and Stipulations

**Tenure**  
Freehold

**Post Code**  
HP27 9DA

**Services**  
Mains gas central heating, electric,  
water and drainage.

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

**EPC Rating**  
TBC

**Fixtures and Fittings**  
Via separate negotiations

**Local Authority**  
Buckinghamshire Council

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Ground Floor



Floor 1



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

1274 sqft

118.3 m2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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