Princes Risborough

17 Parkfield Rise | Princes Risborough | Bucks | HP27

Colombs

Price £405,000

ACCOMMODATION

- Reception hallway with cloakroom
- Semi open plan kitchen with breakfast bar
- Integrated appliances with gas hob
- Sitting/dining room with doors to garden
- Two double bedrooms on first floor
- Bathroom with shower over the bath
- Terraced garden with steps up to lawn
- Stunning countryside views to the rear
- Tandem parking for 2 cars in carport
- Situated in a delightful private cul de sac

An immaculately presented two double bedroom home ideally situated within a private cul de sac location and within close proximity of the High Street, local amenities and walking distance of the mainline railway station. The reception hallway has stairs to the first floor and a useful downstairs cloakroom. The kitchen has been refitted with integrated appliances and a breakfast bar looking through the sitting/dining room.

On the first floor the main bedroom has range of built in wardrobes and overlooks the rear garden with scenic views. There is a 2nd double bedroom with wardrobes and front aspect and family bathroom with white suite. Externally the rear garden is terraced with patio area immediately to the rear, steps lead up to a further elevated seating area to enjoy the views whilst a further terrace leads to a lawned area with gated access to the rear. To the front there is tandem parking in the nearby shared carport. The residents of the cul de sac are the management company and look after the outside areas and road which is covered by an annual charge of £300 per annum.

KEY FEATURES

- Situated in a quiet private cul de sac within walking distance of the town
- Easy access to all amenities as well as mainline railway to Marylebone
- Tandem parking for two cars in carport to the side of house
- Countryside views immediately to the rear looking over fields
- Management Charge of £300 p.a. – upkeep for communal areas and road
- Please call Colombs on 01844 214421 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 – Bucks Couty Council

Council Tax - D

EPC - C

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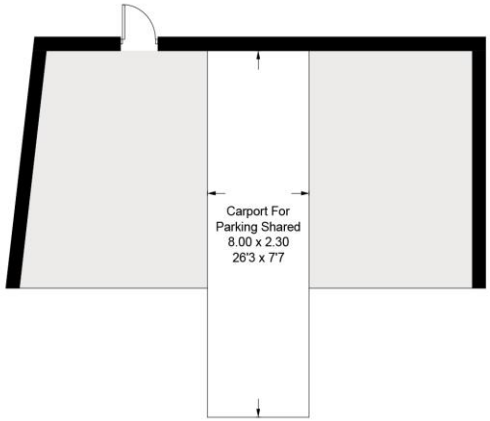
Approximate Gross Internal Area = 61.6 sq m / 663 sq ft
(Excluding Carport)



(Not Shown In Actual
Location / Orientation)

Ground Floor **First Floor**

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.