



bonners & babingtons

Ash Road
Princes Risborough

Ash Road Princes Risborough Buckinghamshire HP27 0BQ

Offers Over - £525,000

A beautifully extended three bedroom semi-detached family home offering a modern and contemporary interior throughout. The property is located centrally within the town of Princes Risborough and is within a short walk of the town centre, brilliant schools, amenities and excellent transport links.

The property accommodation comprises of the following, entrance hallway with downstairs toilet, good sized living room with electric fireplace leading to a study, perfect for anyone who works from home. There is also a second reception room / snug which is versatile depending on the buyers needs and could be used as a play room or dining room.

The kitchen / breakfast room is well appointed with waist height and eye level cupboards, French doors opening to the sunny rear garden and a utility room with plumbing for all white goods.

Upstairs you will find a landing linking to a master bedroom with dressing area and modern ensuite shower room, two further double bedrooms with fitted wardrobes and a family bathroom with bath and overhead shower.

To the rear, French doors from the kitchen open out to a good sized, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also side access leading to the front.

To the front, a brick laid driveway with parking for 2/3 cars and ample on street parking if required.

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





Princes Risborough

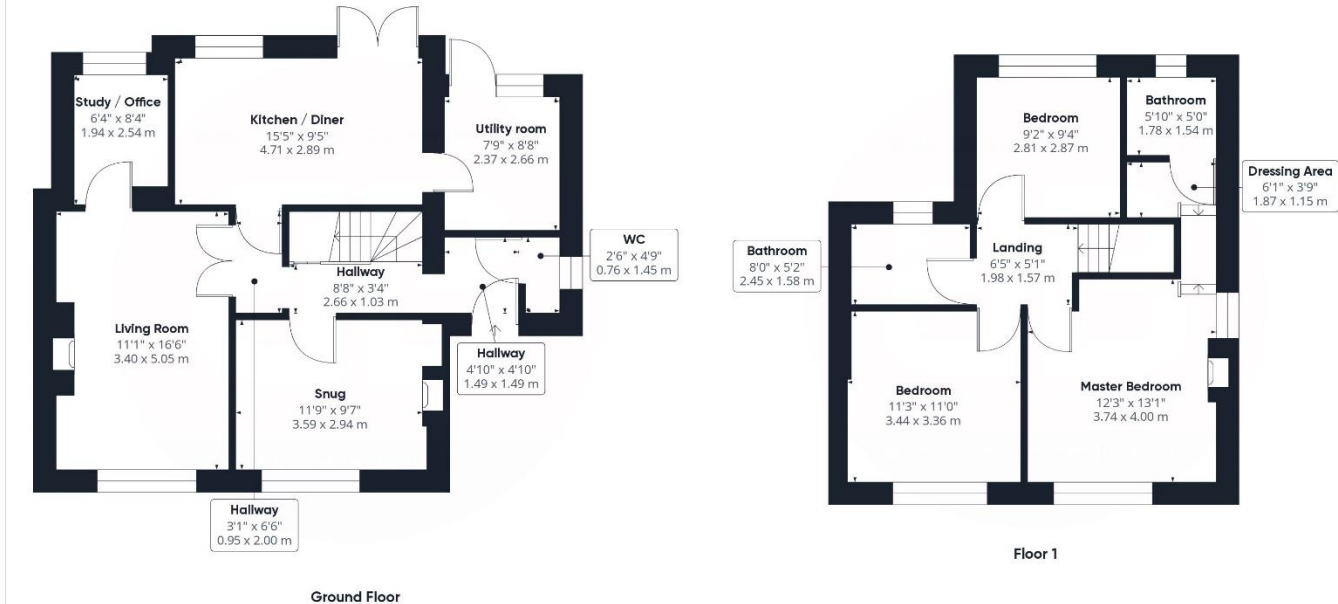
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within 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.



Council Tax Band - D

EPC RATING - TBC



Approximate total area⁽¹⁾
1200.35 ft²
111.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Disclaimer
We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough,
Buckinghamshire, HP27 0AX
01844 343661
www.bb-estateagents.co.uk

