



Deanfield Close
Saunderton

ab

bonners & babingtons

Deanfield Close Saunderton Buckinghamshire HP14 4HT

Offers Over - £600,000

A fantastic opportunity to acquire this four bedroom detached family home which is positioned within a quiet cul-de-sac. The property is located within the highly sought after village of Saunderton and is within a short walk of the mainline train station linking directly to London, Marylebone in approximately 35 minutes as well as a 10 minute drive into Princes Risborough town and High Wycombe.

The property accommodation comprises of the following, entrance hallway with modern downstairs shower room, good sized living room, dining room which flows nicely through to the second reception room with French doors to rear garden. The kitchen is modern which benefits from waist height and eye level cupboards and fitted appliances including a fridge / freezer, dishwasher, washing machine and electric oven with hob.

Upstairs you will find two good sized double bedrooms, both with fitted wardrobes and beautiful views over looking the local countryside, two further good sized bedrooms and a modern family bathroom.

To the rear, French doors lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also a workshop with power, and access to an office for anyone working from home.

To the front, a large brick laid driveway with parking for 3/4 vehicles, two garages which are large enough to store two further vehicles or be used for storage.

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





Saunderton Village

Saunderton lies approximately 4 miles equidistant between High Wycombe and Princes Risborough, within the catchment area of the highly regarded primary schools at Bledlow Ridge and Walters Ash where there is also a Co-Op store. Within the village there is a loaf Tea Shop and the hearing dog café whilst more extensive shopping and other facilities are available in the nearby towns. Saunderton station provides a fast and efficient rail link with London Marylebone(35 minutes) and the midlands whilst M40(J4) is within 5 miles.

Saunderton Village is located in the heart of the Chilterns and within close proximity of the `Chiltern Cycle way` which is a 170 mile circular route passing around the Chilterns `Area Of Outstanding Beauty`.

EPC RATING – E

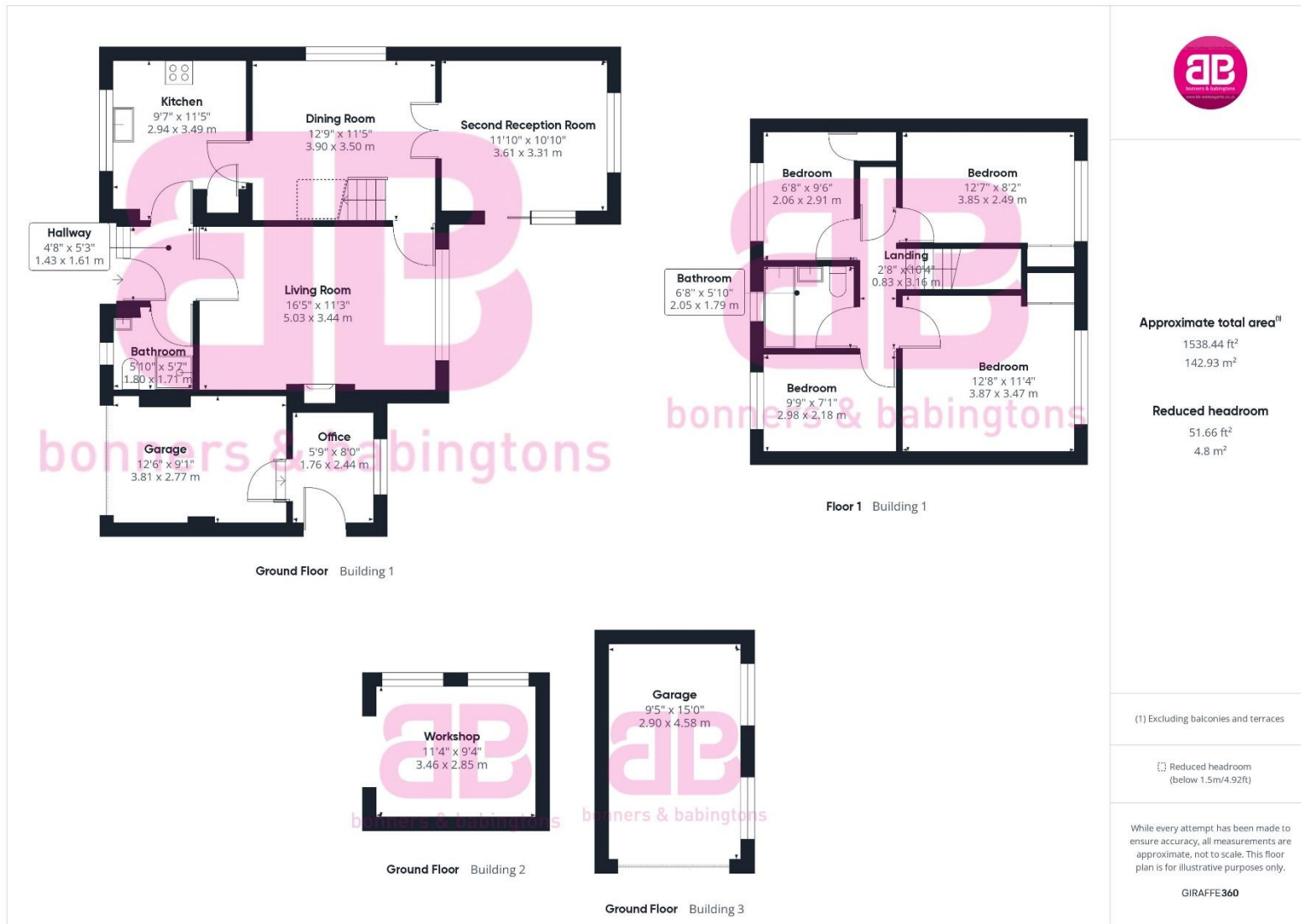
Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - SuperSaver homes	A		
(91-101)	B		
(81-90)	C		
(61-80)	D		
(51-60)	E	54	77
(31-50)	F		
(1-30)	G		

Use an energy efficient - regular heating system

England & Wales EU Directive 2002/91/EC



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

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