



bunnery & babingtons

Elmdale Gardens  
Princes Risborough

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Princes Risborough  
Buckinghamshire  
HP27 0DL

Offers Over - £575,000

A fantastic opportunity to acquire this four bedroom detached family home which is in need of renovation. The property is located centrally within the sought after town of Princes Risborough and is in walking distance the local town and mainline train station linking directly to London, Marylebone.

The property accommodation comprises of the following, entrance hallways with understairs cupboard, large living room with fireplace, separate kitchen and a dining room with French doors leading to the rear garden.

Upstairs you will find four good sized bedrooms and a family bathroom with bath and over head shower.

To the rear, French doors from the dining room lead you out to the private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also rear access into the single garage which has power.

To the front, a shared driveway with parking for 2 cars and on street parking if required.

This property requires renovating throughout but, is a great opportunity for anyone looking to make their stamp on a property.

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





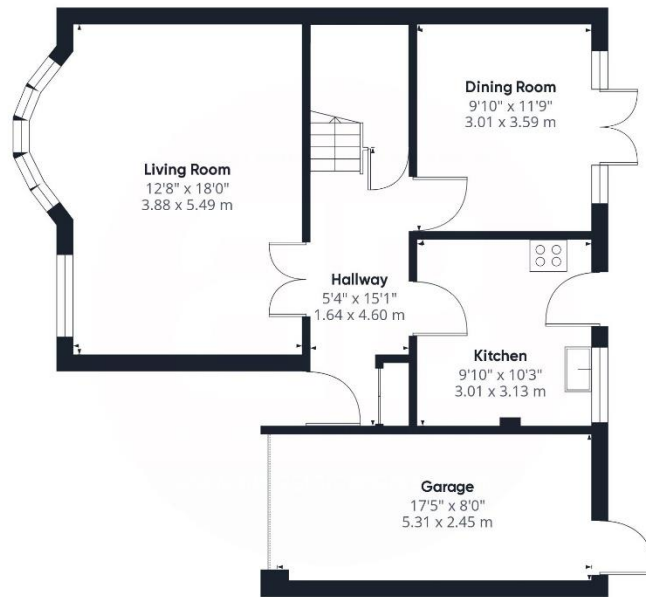
## Princes Risborough

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.

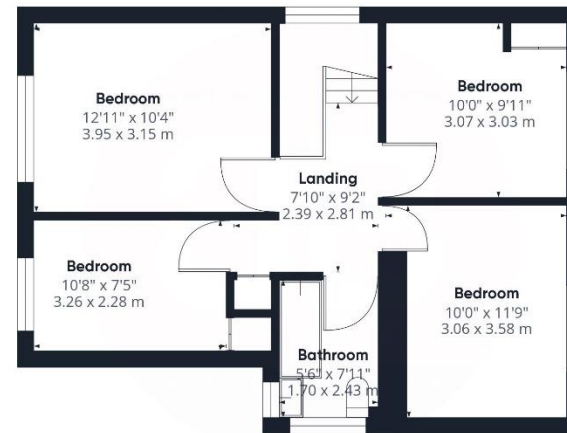
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

Council Tax Band – F

EPC RATING - TBC



Ground Floor



Floor 1

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

1279.77 ft<sup>2</sup>  
118.89 m<sup>2</sup>

(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.

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**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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