



Goodearl Place
Princes Risborough



bonners & babingtons

Goodearl Place,
Princes Risborough,
Buckinghamshire,
HP27 9EN

OIEO - £600,000

This stunning semi-detached property is located in the charming town of Princes Risborough in Buckinghamshire. Boasting three spacious bedrooms, two modern bathrooms, and two inviting reception rooms. Countryside views set on an exclusive development.

Upon entering the property, you are greeted by a spacious hallway which leads directly to the first floor via an oak and glass staircase. The lounge is perfect for entertaining guests or relaxing with family, with its large window looking out over the green and scenic countryside, this room creates an ambient retreat for all to enjoy.

The open-plan kitchen/diner has the benefit of having a secondary reception space which can be versatile, depending on buyer requirements. Currently used as a snug, this space allows a seamless flow throughout the downstairs and provides a modern contemporary way of living. French doors open onto the garden, allowing natural light to flood the room.

The kitchen is a true highlight of this property, with its sleek and modern design. It features a range of integrated appliances, including a dishwasher, fridge/freezer, and oven/hob. The kitchen also benefits from ample storage space and a dining area, making it the perfect space for cooking and socialising. This property also benefits from a separate utility room.

Upstairs, the property boasts three generously sized bedrooms, all of which are decorated to a high standard. The master bedroom benefits from an en-suite bathroom, complete with a walk-in shower, while the other two bedrooms share a modern family bathroom.

Outside, the property features a beautifully landscaped garden with mature shrubs and flowers, complete with a patio area and a lawn. This space is perfect for outdoor dining and entertaining.





Princes Risborough

Princes Risborough is a charming town that offers a range of amenities and activities for residents to enjoy. The town centre is home to a variety of shops, cafes, and restaurants, as well as a weekly market. For those who enjoy the great outdoors, the Chiltern Hills are just a short distance away, offering stunning views and a range of walking and cycling routes.

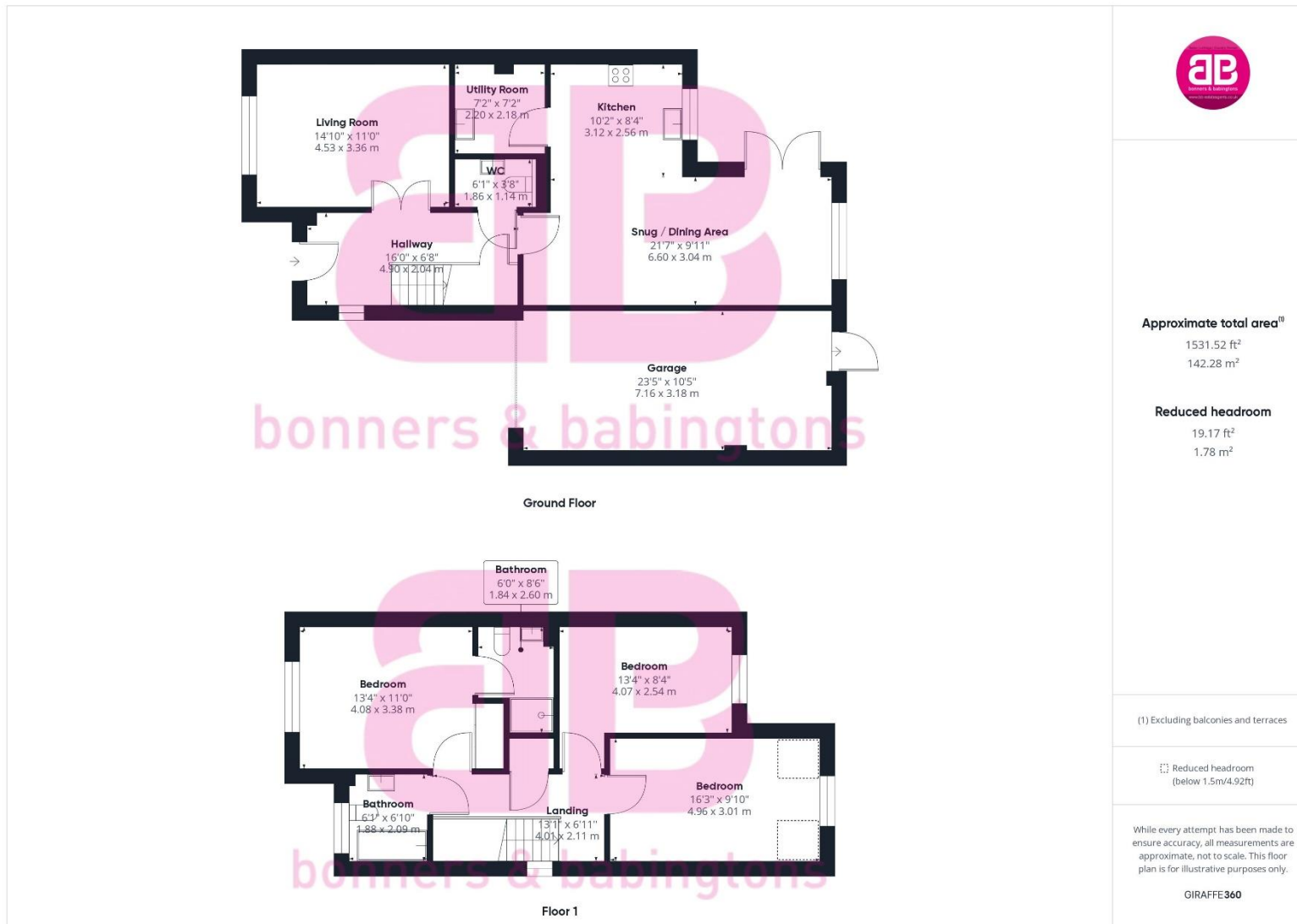
The town is also home to a number of excellent schools, including Princes Risborough School. For commuters, the town benefits from excellent transport links, with regular trains to London Marylebone taking just 35 minutes.



EPC RATING – B

COUNCIL TAX BAND - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		87	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
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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