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bonners & babingtons

Clifford Road
Princes Risborough

Clifford Road,
Princes Risborough,
Buckinghamshire,
HP27 0DU

OIEO - £525,000

Located at the edge of Princes Risborough, this beautiful three-bedroom semi-detached family home enjoys a peaceful elevated position, with views across Risborough and the surrounding woodlands/fields. Perfect for walkers and cyclists, you have immediate access to open countryside and the Ridgeway National Trail and Circular Walk.

The property is also conveniently located within walking distance of the local high street, school and mainline train station linking directly to London, Marylebone. This home is well-presented throughout and offers spacious living accommodation.

The ground floor includes an entrance hallway with storage cupboards, a superb open plan living room / diner with feature fireplace and French doors leading out to the delightful south west facing sunny garden, perfect for alfresco dining in the summer months.

There is also a good sized, modern separate kitchen as well as a breakfast room, also with French doors to the rear, which is currently being used as a home office, perfect for any purchasers looking to work from home.

Upstairs you will find two good sized double bedrooms, the main bedroom benefiting from fitted wardrobes, a further single bedroom as well as a modern family bathroom with bath and overhead shower.

To the front, there is a gravelled driveway with parking for two vehicles, bike storage, as well as on street parking if required.

Other notable features include, mains gas central heating system, double glazed windows, fully boarded loft with pull down ladder and lighting. Additionally, there is power connected in the garden for anyone wishing to build a home office in the garden.





Princes Risborough

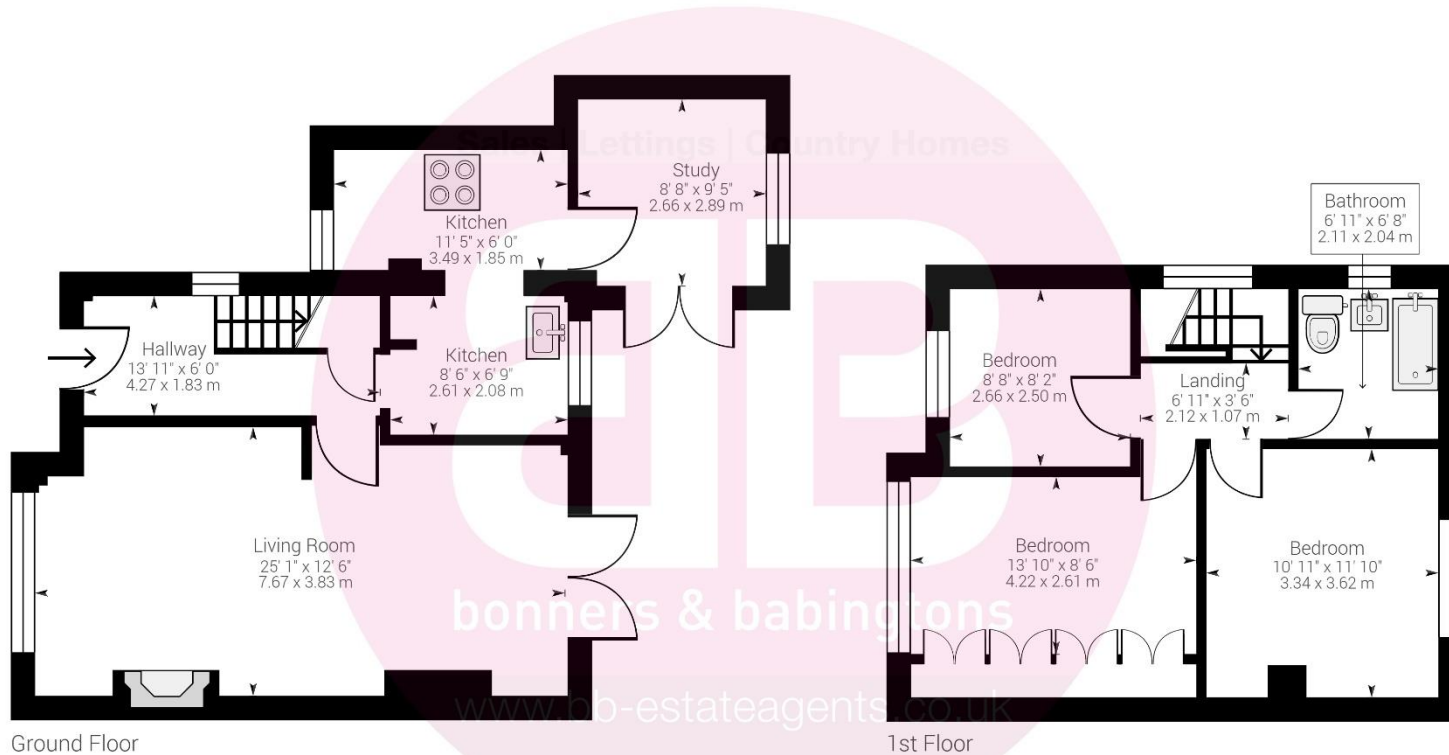
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within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

EPC RATING – D

COUNCIL TAX BAND - D

Energy Efficiency Rating		Current	Potential
Lower energy efficient - lower running costs			
(95-100)	A		
(85-94)	B		
(75-84)	C		81
(65-74)	D	61	
(55-64)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Approximate net internal area: 1028.32 ft² / 95.53 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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