



bonners & babingtons

Westmead
Princes Risborough

Westmead Princes Risborough Buckinghamshire HP27 9HR

Offers Over - £575,000

A well presented four bedroom semi-detached family home which has been extended now offering flexible accommodation throughout. The property is located centrally within the town of Princes Risborough and is within a short walk of the town centre with local supermarkets, amenities, schools as well as Monks Risborough train station linking directly to London, Marylebone.

The property accommodation comprises of the following, entrance hallway flowing through to a modern separate kitchen with built in appliances, large open plan living room / family room with fireplace and French doors opening to the rear garden. The garage has been fully converted by the current owners now which now benefits from a separate dining room, downstairs shower room and study.

Upstairs you will find three large double bedrooms, a further single bedroom and a family bathroom with bath and over head shower.

To the rear, French doors from the living room / family room lead you out to a good sized, sunny rear garden with patio area, perfect for alfresco dining. There is also a second entertaining terrace as well as a large shed.

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

Other notable features include, mains gas central heating system (Newly installed boiler, May 2024), double glazed windows throughout and loft storage space.





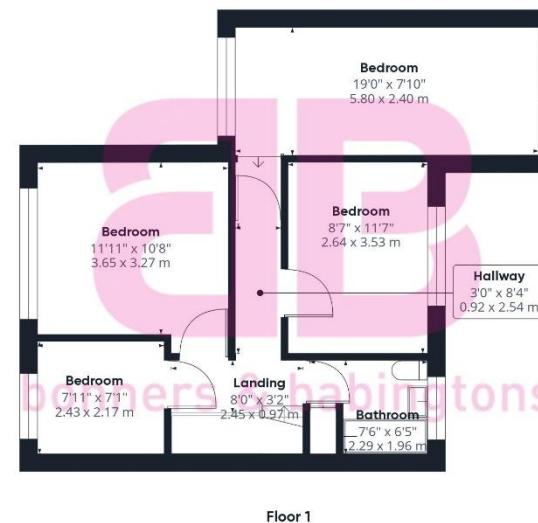
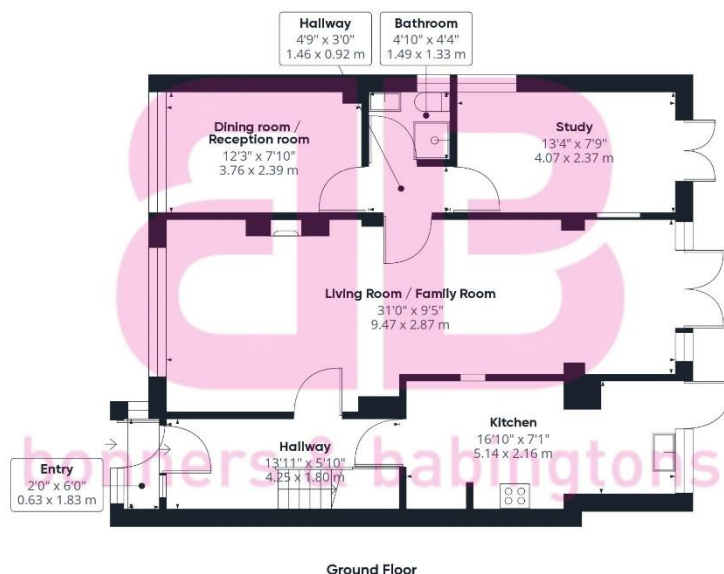
Princes Risborough

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.

EPC RATING – TBC

**COUNCIL TAX BAND
- E**



Approximate total area⁽¹⁾
1333 ft²
123.84 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.

Calculations are based on RICS IPMS 3C standard.

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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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