



bonners & babingtons

Forest Close  
Princes Risborough

Forest Close,  
Princes Risborough,  
Buckinghamshire,  
HP27 0BJ

Offers Over - £365,000

A well presented and modern two bedroom bungalow positioned centrally within the highly sought after town of Princes Risborough. The property is within walking distance of the local town with excellent amenities including two super markets, local shops, transport links and excellent schools.

The property accommodation comprises of the following, entrance porch with space for hanging coats and storing shoes, a spacious hallway leading to the kitchen / breakfast room benefiting from waist height and eye level cupboards as well as a good sized living room with functioning fire place and French doors opening to the rear garden. There are also two good sized bedrooms and a modern family bathroom with bath and over head shower.

The rear, French doors from the living room open out to the sunny rear garden with a small terrace area and rear access.

To the front there is ample on street parking and a small green.

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



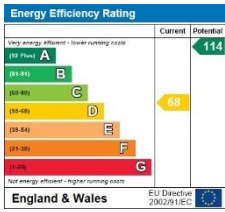


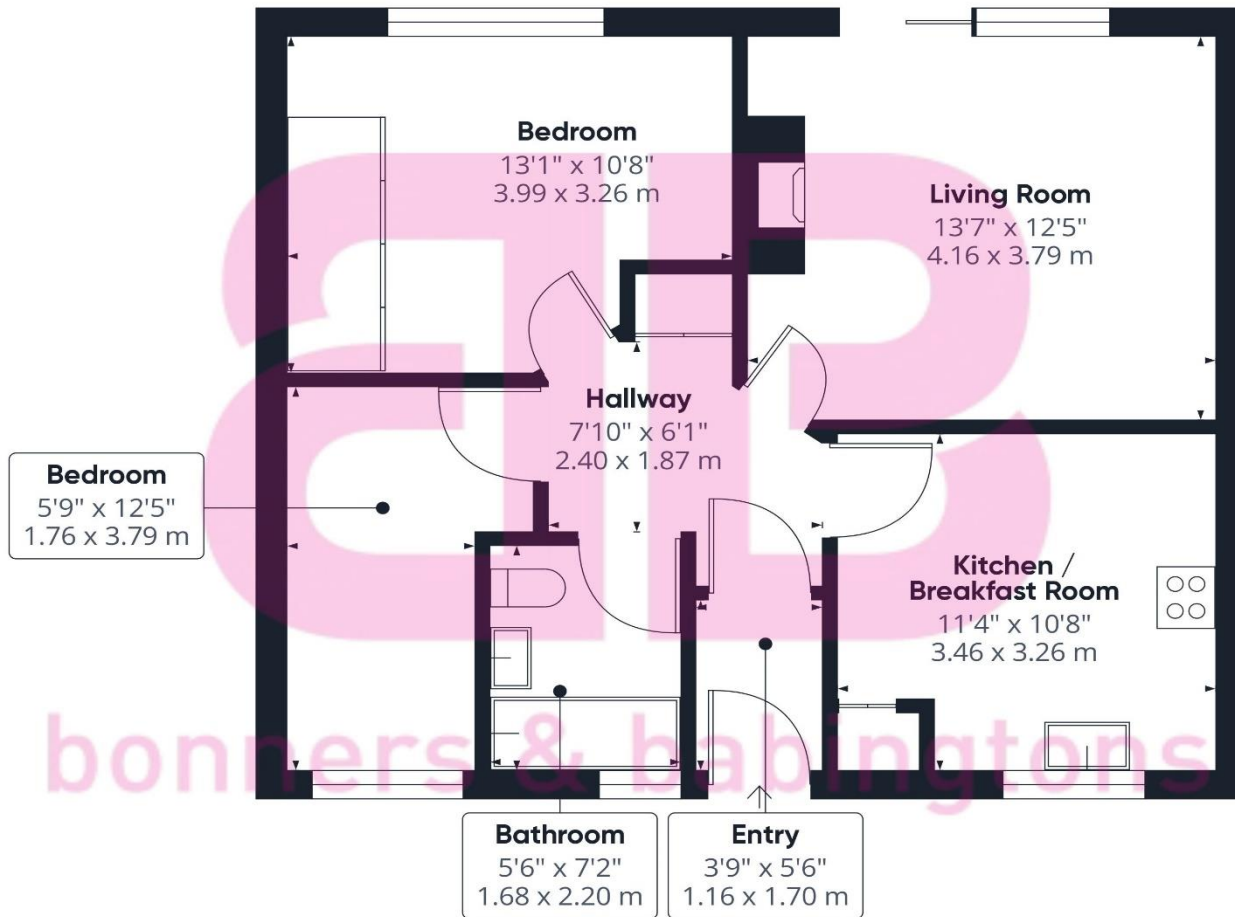
**Princes Risborough**

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 – D**

**COUNCIL TAX BAND - C**





Approximate total area<sup>(1)</sup>  
604.61 ft<sup>2</sup>  
56.17 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.

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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