



bonners & babingtons

Summerleys Road
Princes Risborough

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Princes Risborough
Buckinghamshire
HP27 9QD

Guide Price - £525,000

A fantastic opportunity to acquire this three bedroom semi-detached bungalow set on a good sized plot with open fields surrounding. The property is located within the highly sought after town of Princes Risborough with excellent schools, amenities and transport links close by.

The property accommodation comprised of the following, entrance hallway linking to two good sized double bedrooms, further single bedroom and a modern family bathroom with bath and walk in shower. To the rear you will find an open plan kitchen / diner flowing through to a utility area with toilet and a conservatory.

To the rear, French doors from the conservatory lead you out to a private, sunny rear garden with beautiful panoramic views surrounding the bungalow. There is a patio area which is perfect for alfresco dining during the summer months as well as a summer house which has power.

To the front of the property a large driveway with parking for multiple vehicles, garage with power and side access to the rear.

The bungalow has a lot of potential and could be extended considerably or a conversion of the loft space (SUBJECT TO PLANNING)

Other notable features include, oil fired central heating system (newly installed boiler), private draining (cess pit) and double glazed windows throughout.

NO UPPER CHAIN!





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.

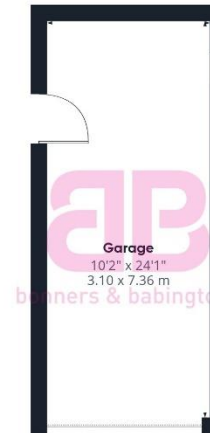
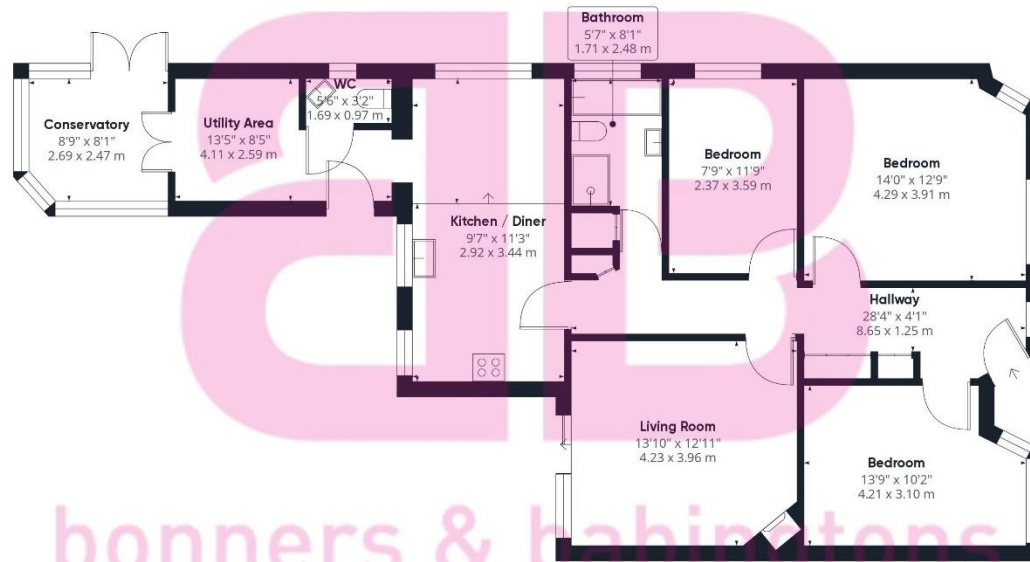
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Council tax band – E

EPC Rating - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-91	B		
81-61	C		80
51-41	D		
31-21	E	54	
11-10	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

1387.03 ft²
128.86 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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