



Stratton Road, Princes Risborough, Buckinghamshire, HP27 9AX

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bonners & babingtons



A well presented & spacious four bedroom detached family home positioned centrally within the town. The property is located within the popular town Princes Risborough and is within walking distance to the mainline train station, leisure centre and town centre.

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Guide Price - £775,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- GOOD SIZED LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- UTILITY ROOM
- STUDY & OFFICE
- PRIVATE SUNNY REAR GARDEN
- LARGE DRIVEWAY
- WALKING DISTANCE TO TRAIN STATION
- SINGLE GARAGE WITH POWER



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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 (J16) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Description

A well-presented & spacious four-bedroom detached family home positioned centrally within the town. The property is located within the popular town Princes Risborough and is within walking distance to the mainline train station, leisure centre and town centre.

The property accommodation comprises of the following, entrance hallway, study / playroom, good sized living room and a modern open plan kitchen / diner with bi-fold doors opening to rear garden. There is also a separate utility room with cloakroom and office.

Upstairs you will find a master bedroom with fitted wardrobes and modern ensuite shower room, two further bedrooms, further single bedroom and a family bathroom.

To the rear, Bi-fold doors from the kitchen leads you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also a play area and vegetable patch for any keen gardeners.

To the front, you will find a large concrete driveway with parking for multiple vehicles and a large front garden with side access leading to the rear.

Other notable features include, mains gas central heating system, double glazed windows and a single garage with power.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating system, water, electric and drainage.

EPC Rating

TBC

Local Authority

Buckinghamshire Council

Post Code

HP27 9AX

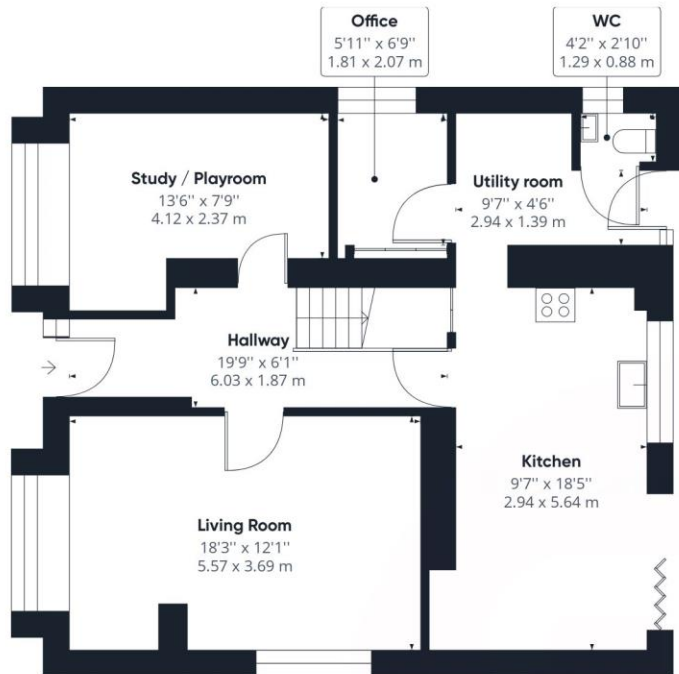
Viewing

Strictly by appointment with Bonners & Babington's

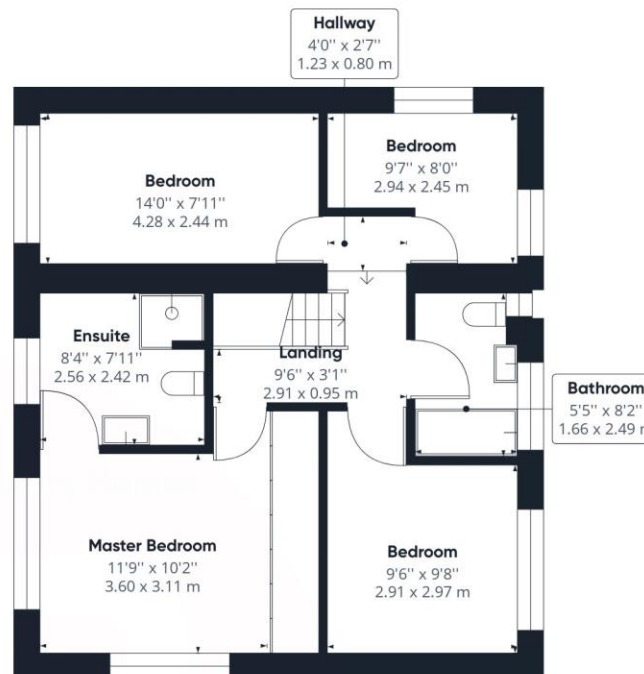
Fixtures and Fittings

Via separate negotiations

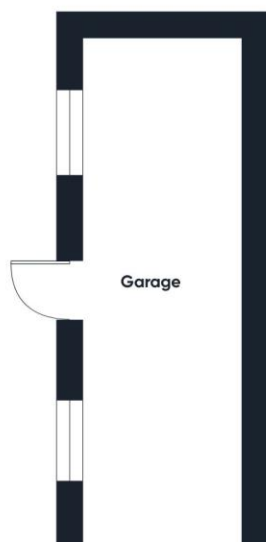




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1400.78 ft²

130.14 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.

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