



Goodearl Place
Princes Risborough

Goodearl Place Princes Risborough Buckinghamshire HP27 9EN

Guide Price - £585,000

A beautifully presented three bedroom semi-detached family home which is finished to a high specification throughout. The property is located within the highly regarded town of Princes Risborough with excellent amenities, schools and a mainline train station linking directly to London, Marylebone station within approximately 37 minutes.

The property accommodation comprises of the following, spacious entrance hallway with downstairs toilet and under stairs storage, a good sized living room and finally an open plan kitchen / dining area with separate utility room with plumbing for white goods and a sink. The kitchen is modern, well appointed and benefits from waist height and eye level cupboards as well as built in appliances including a Fridge / Freezer and a dishwasher.

Upstairs a spacious landing links you to a good sized master bedroom with built in wardrobes and a modern ensuite shower room, two further double bedrooms and a modern family bathroom with bath and over head shower.

To the rear, French doors from the dining area lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining during the summer months as well as rear access leading through to the parking.

To the front, there is a small front garden with pathway leading to the front door, two allocated parking spaces and visitor spaces if required.

Other notable features include, mains gas central heating system, double glazed windows throughout and a generously boarded loft storage space with ladder and power.





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.

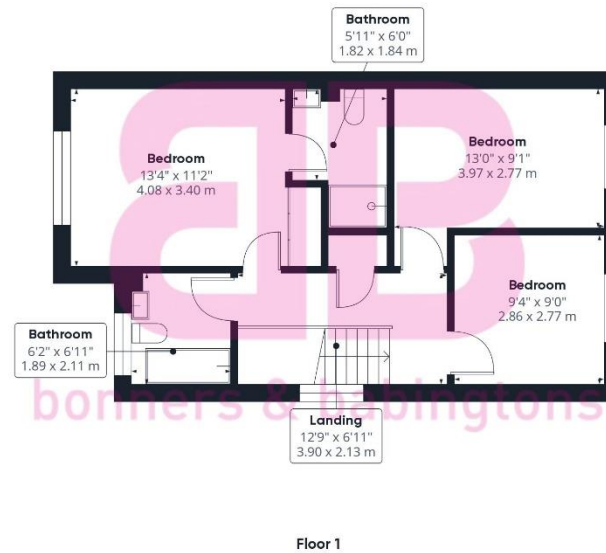
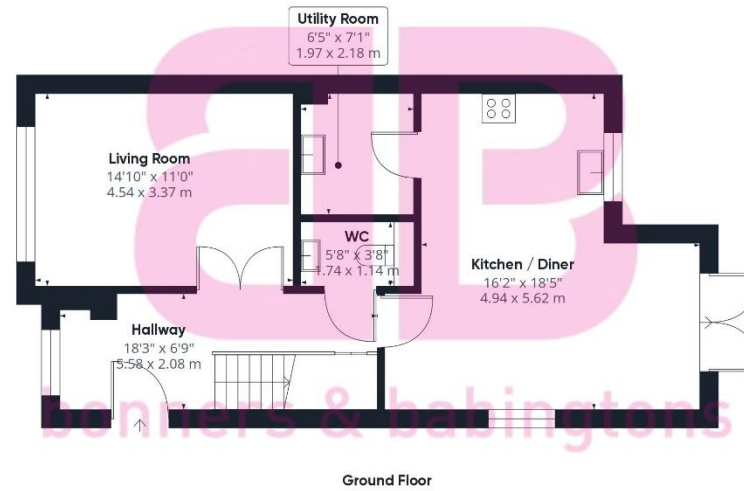
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Council Tax Band – D

EPC RATING - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		87	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

1159.04 ft²
107.68 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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