



bonners & babingtons

Ash Road  
Princes Risborough



# Ash Road, Princes Risborough, Buckinghamshire, HP27 0BQ

**Offers in Excess of: £475,000**

A well presented three-bedroom, semi-detached family home which has extension potential (STP) and is within walking distance of the local town.

The property is within a short walk of Princes Risborough High street benefiting from excellent amenities, supermarkets schools and superb transport links such as the mainline train station that links directly to London Marylebone in approximately 37 minutes. The property accommodation comprises of the following, entrance hallway, reception room / study with fireplace, open-plan living room / dining room which flows through to a modern kitchen with waist height and eye level cupboards as well as a downstairs toilet and utility cupboard.

Upstairs you will find a landing which links to two good sized double bedrooms, a large single bedroom and a modern family bathroom with bath and over head shower.

To the rear, a door from the kitchen leads you out to a good sized, sunny rear garden with patio area, plenty of fruit trees, access to the single garage and parking.

To the front, there is a front garden with a vegetable patch and further on-street parking if required. This property has a lot of potential for extensions, please speak to the agents who can provide you with more details on this.

Other notable features include, mains gas central heating system, double glazed windows 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.

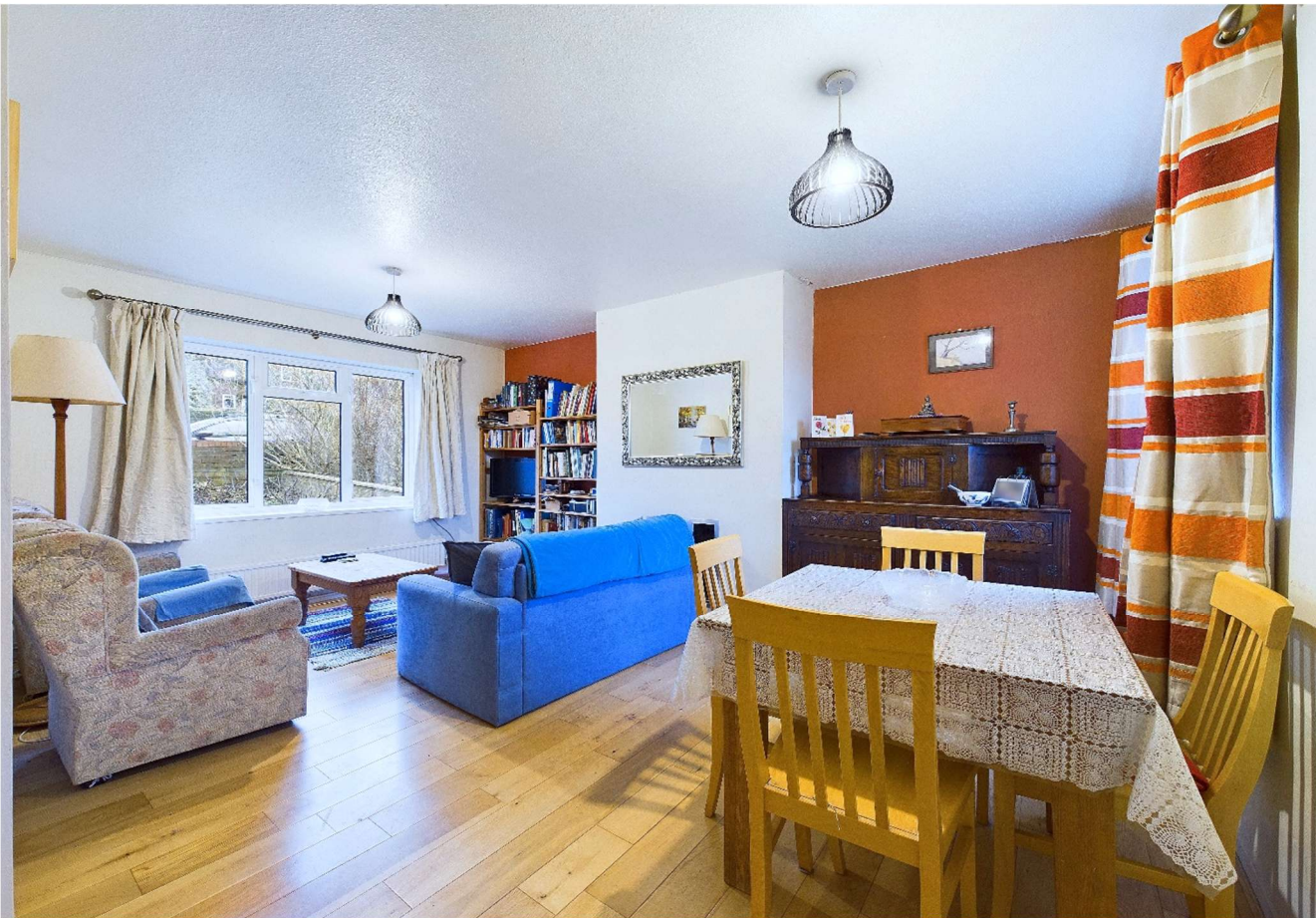
Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach.

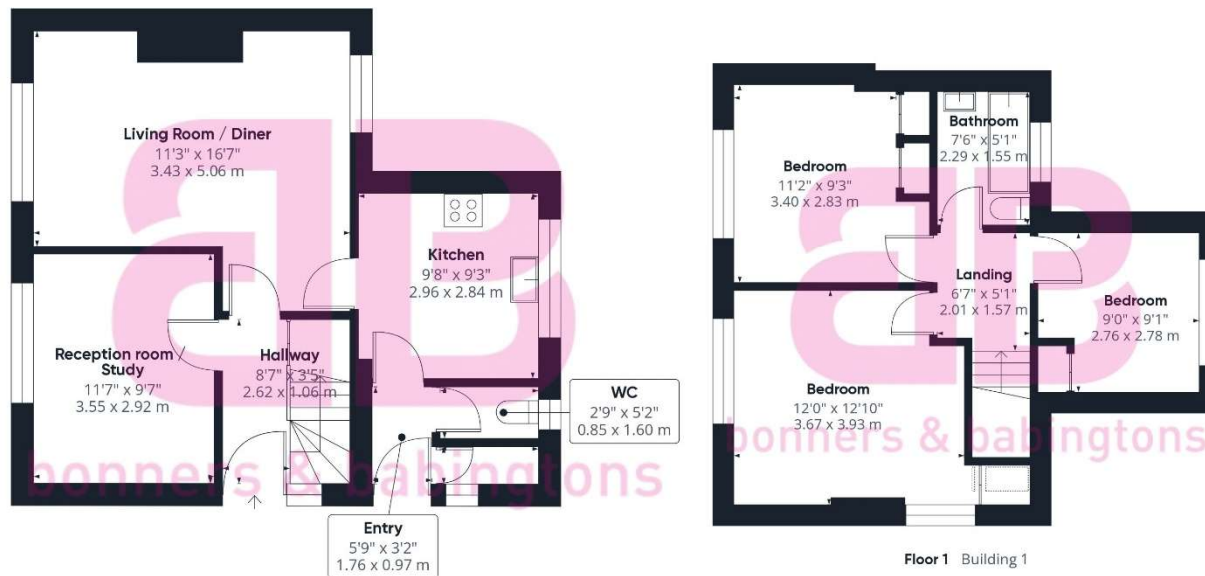
Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

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 - C**

**COUNCIL TAX BAND - D**





Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1091.97 ft<sup>2</sup>  
101.45 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

78 High Street, Princes Risborough,  
Buckinghamshire, HP27 0BQ

01844 343661

www.bb-estateagents.co.uk

