



Saunderton Vale  
Saunderton  
High Wycombe  
Buckinghamshire  
HP14 4LJ

Offers Over - £450,000

A well presented three bedroom mid terraced family home positioned within the highly sought after village of Saunderton. The property is located in a small development within the village with the main line train station only a short 4-minute walk from the property as well as beautiful countryside walks, pubs and the towns of Princes Risborough and High Wycombe close by.

The property accommodation comprises of an entrance hallway with downstairs toilet, separate kitchen with waist height & eye level cupboards, dining room with utility area and finally a good sized living room with French doors opening to the rear garden.

Upstairs a spacious landing links you to a master bedroom with built in wardrobes and ensuite shower room, second double bedroom with built in cupboards, further single bedroom currently being used as an office and a family bathroom with bath and over head shower.

To the rear, French doors from the living room lead you out to a sunny rear garden with patio area, perfect for alfresco dining during the summer months as well as a shed and awning for sunnier days.

To the front, a driveway with parking for two cars and ample on street parking if required.

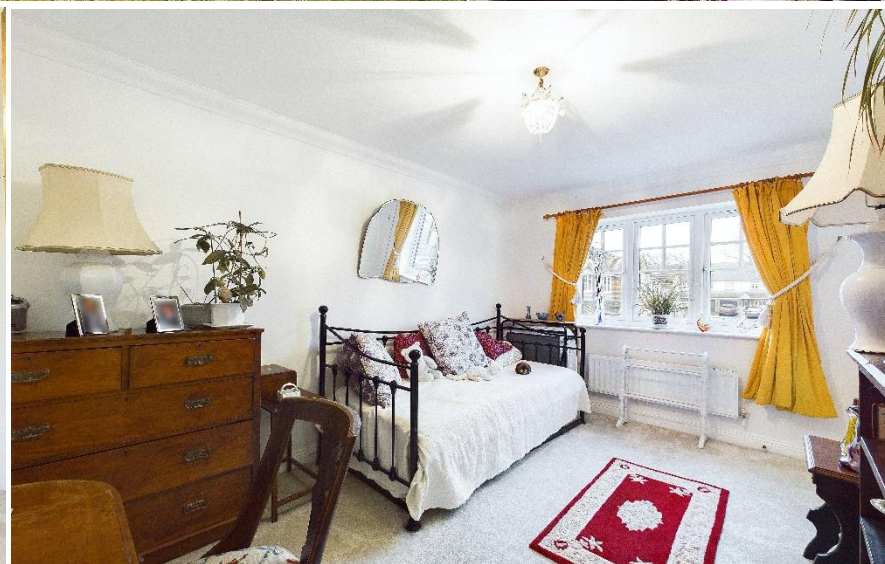
Other notable features include, mains gas central heating system (Newly fitted boiler), double glazed windows and loft storage space.





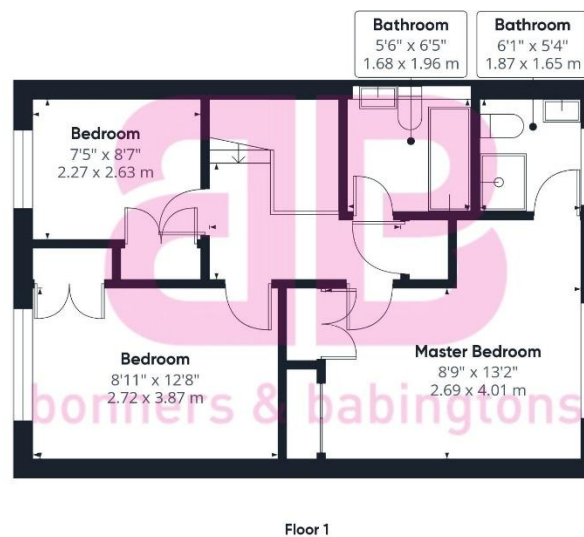
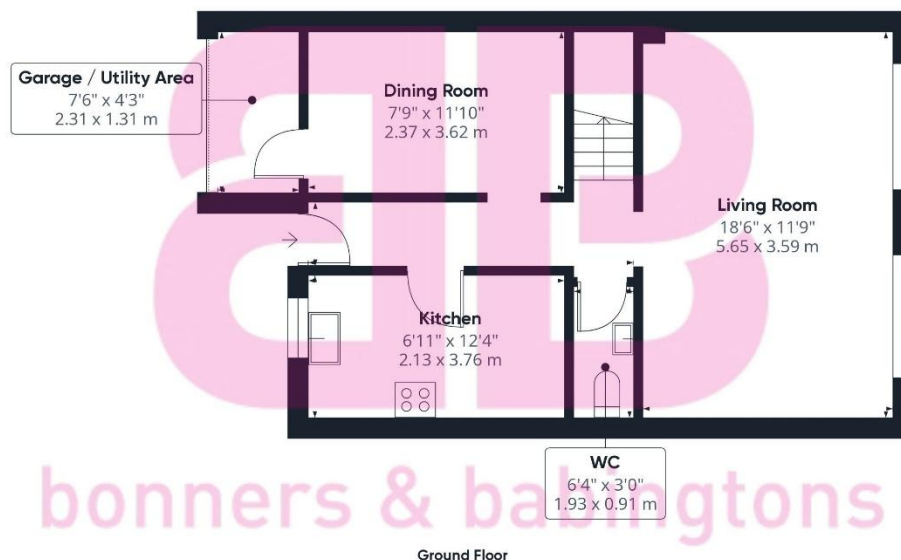
## Saunderton Village

Saunderton lies approximately 4 miles equidistant between High Wycombe and Princes Risborough, within the catchment area of the highly regarded primary schools at Bledlow Ridge and Walters Ash where there is also a Co-Op store. Within the village there is one public house whilst more extensive shopping and other facilities are available in the nearby towns. Saunderton station provides a fast and efficient rail link with London Marylebone (35 minutes) and the Midlands whilst M40 (J4) is within 5 miles.



Council Tax Band – D

EPC RATING - TBC



Approximate total area<sup>(1)</sup>

**1089 ft<sup>2</sup>**  
**101 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.

GIRAFFE360

#### 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 0AX

**01844 343661**

www.bb-estateagents.co.uk

