



Manor Road, Princes Risborough, Buckinghamshire, HP27 9DJ

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Bonners & Babingtons



An extremely rare to the market 4/5 bedroom detached family home which requires updating throughout. The house is located down a private road, centrally within the town of Princes Risborough and is within walking distance of the town centre with excellent amenities, supermarkets and schools. The local train station is also within a short walk of the property, linking directly to London Marylebone via the Chilterns line in approximately 37 minutes.

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Offers Over - £750,000

- DETACHED FAMILY HOME
- 4/5 BEDROOMS
- PRIVATE ROAD
- WALKING DISTANCE TO TRAIN STATION
- REQUIRES UPDATING THROUGHOUT
- TWO RECEPTION ROOMS
- KITCHEN / DINER
- STUDY
- TWO BATHROOMS
- LARGE DRIVEWAY
- GARAGE
- NO ONWARD CHAIN



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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 (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Description

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The property accommodation comprises of the following, entrance hallway with downstairs cloak room, dining room with fireplace, good sized, dual aspect living room with bay window and a study adjacent to the living room. The kitchen is a good size with cupboards, a sink and space for white goods as well as a pantry and dining area with doors opening to the rear garden.

Upstairs you will find a landing linking to three good sized double bedrooms, two further single bedrooms, one with a shower room and finally a family bathroom with bath and overhead shower.

The property sits on a good sized plot which wraps around the front of the house. There are many fruit trees, a vegetable patch and large driveway with parking for multiple cars. There is also a single garage which has power and an electric door.

To the rear, sliding patio doors from the dining area lead you out to a courtyard garden which is fairly private and benefits from a shed extra storage.

The property is positioned down one of the best roads within Princes Risborough which has been established for many years. The road is tree lined and within close proximity of the mainline train station which links directly to London, Marylebone. You can also walk to the town centre in approximately 10 minutes.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space.

NO ONWARD CHAIN!





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, drainage, electric & water.

EPC Rating

D

Local Authority

Buckinghamshire Council

Post Code

HP27 9DJ

Viewing

Strictly by appointment with Bonners & Babington's

Fixtures and Fittings

Via separate negotiations



Approximate Gross Internal Area
 Ground Floor = 81.8 sq m / 880 sq ft
 First Floor = 72.2 sq m / 777 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 166.7 sq m / 1,794 sq ft



