



Hawthorn Road
Princes Risborough



banners & babingtons

Hawthorn Road,
Princes Risborough,
Buckinghamshire,
HP27 0BT,

Guide Price - £475,000

Welcome to this charming 3/4 bedroom semi-detached home in the sought-after location of Princes Risborough, Buckinghamshire. This home is just a short stroll from the quaint market town centre and excellent mainline station with direct links to London. This lovely family home is within a peaceful neighbourhood known for its strong community and proximity to local schools. The current owners maintain the boiler with annual servicing.

Nestled adjacent to Kop Hill, Hawthorn Road is fantastically situated and benefits from views over the local town and countryside. These views can be enjoyed from the two spacious double bedrooms and both have the convenience of built in wardrobes. Upstairs you will also find two versatile single bedrooms, complemented by a convenient ensuite off of bedroom 4, which is currently being used as a dressing area.

The ground floor boasts a generous living room complete with dual aspect bay windows, a separate dining room with French doors that open out into the patio area, a kitchen and downstairs shower room. Outside includes a delightful patio area, perfect for outdoor entertaining and a well-maintained lawn. To the front of the property there is a driveway that accommodates two cars and a carport for added convenience.





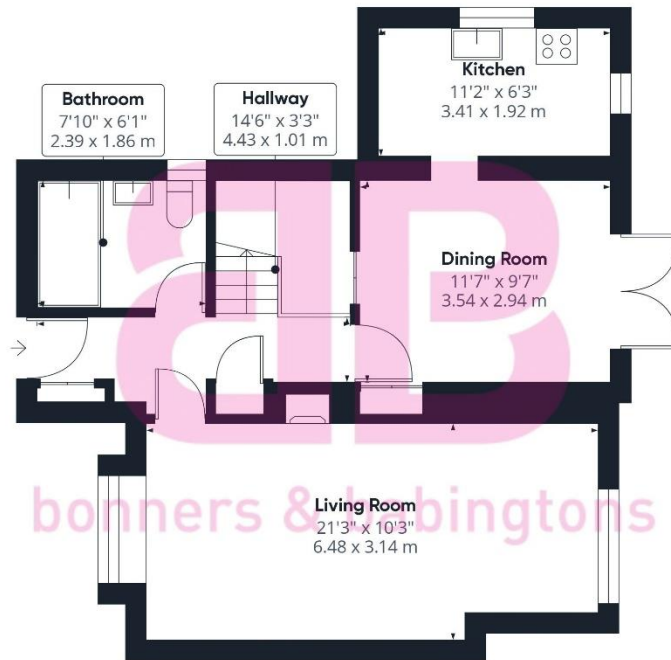
Princes Risborough

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.

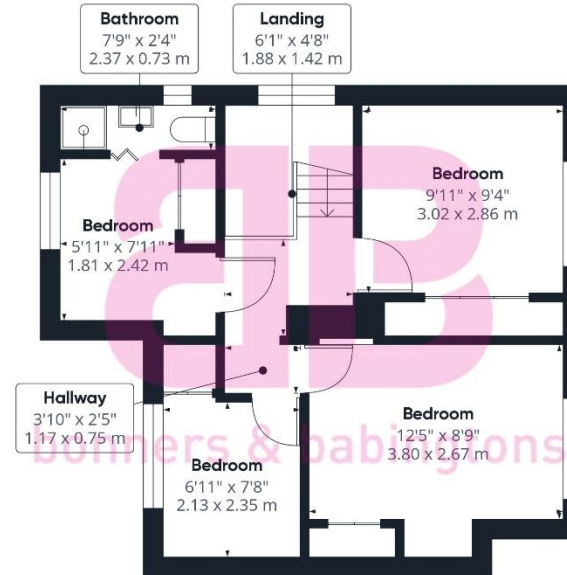
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



COUNCIL TAX BAND - D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1043 ft²
96.89 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 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

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