



Aylesbury Road, Princes Risborough, Buckinghamshire, HP27 0JP

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Bonners & babingtons



A well presented, three bedroom detached family home set on a large plot with agreed planning permission for a double storey extension. The property is positioned centrally within the town of Princes Risborough with excellent amenities, schools, super markets and the mainline train station all within walking distance.

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Offers Over - £700,000

- DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- LARGE CORNER PLOT
- LIVING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM
- LARGE DOUBLE GARAGE
- SOLAR PANELS
- DRIVEWAY
- 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

Welcome to Windrush, a charming three-bedroom detached property situated within this sought-after road in the town of Princes Risborough. This delightful family home offers versatile living accommodation downstairs. A MUST SEE!

As you enter this property you are greeted by a bright and airy atmosphere that flows throughout the home. The spacious living area serves as the heart of the house and leads effortlessly into the conservatory via sliding doors. The conservatory allows access directly onto the rear patio area and is adjacent to the kitchen, featuring large windows that invite an abundance of natural light and is complete with ample counter space, storage and overlooks the garden.

For added convenience, the ground floor includes a cloakroom and internal access to the double garage, with an electric door for easy entry. This ample garage space not only provides parking but also caters to additional storage needs and has the potential to be converted (STPP)

Upstairs briefly comprises of three good-sized bedrooms on the first floor including built-in storage solutions and a family bathroom.

The outdoor space is ideal for family activities, gardening, or simply enjoying the sun on summer days. This home is equipped with modern fixtures, including solar panels to increase energy efficiency, double glazing for enhanced insulation, and a water softener.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, drainage, electric & water, solar panels.

EPC Rating

C

Local Authority

Buckinghamshire Council

Post Code

HP27 0JP

Viewing

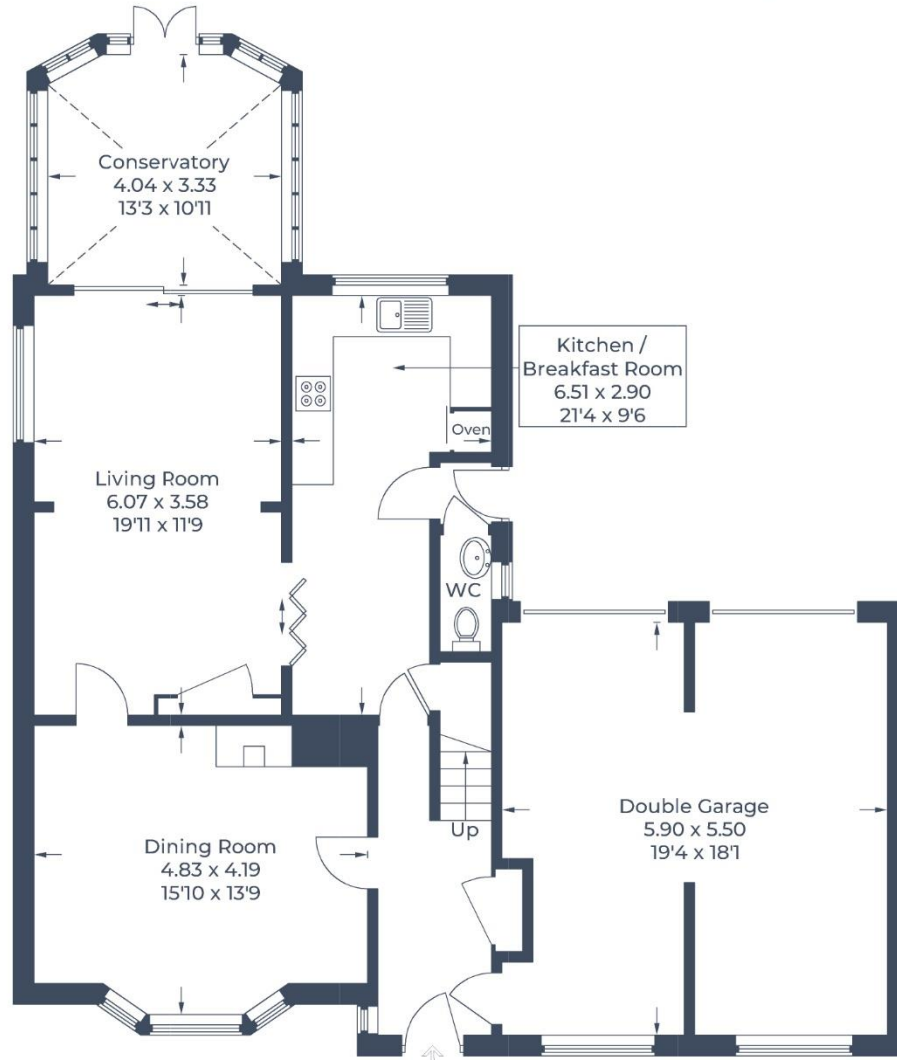
Strictly by appointment with Bonners & Babington's

Fixtures and Fittings

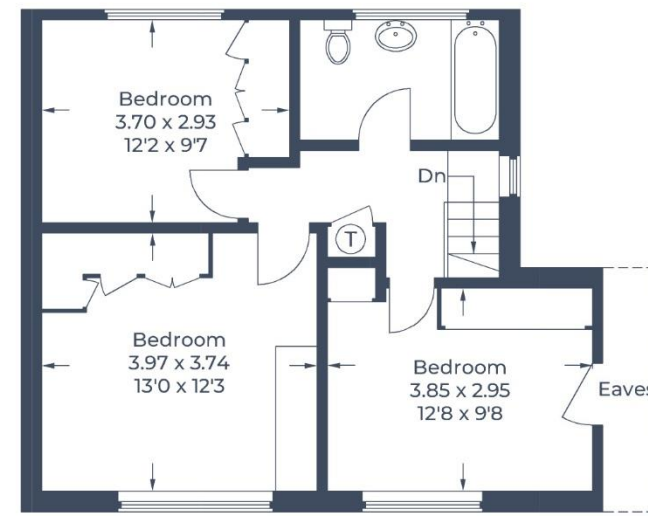
Via separate negotiations



Approximate Gross Internal Area
Ground Floor = 115.1 sq m / 1,239 sq ft
First Floor = 49.5 sq m / 533 sq ft
Total = 164.6 sq m / 1,772 sq ft
(Including Double Garage)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

