



bonners & babingtons

Merton Road
Princes Risborough

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Princes Risborough
Buckinghamshire
HP27 0DR

Offers Over - £500,000

A well presented three bedroom semi-detached family home with a garden which is approximately 200ft in length. The property is located within a quiet cul-de-sac within the highly regarded town of Princes Risborough and is within a stones throw of the secondary school, countryside walks and the town!

The property accommodation comprises of the following, entrance porch and hallway with understairs cupboard, open plan kitchen / diner flowing through to the good sized living room with functioning wood burner. The kitchen is well appointed and benefits from waist height and eye level cupboards, fitted dishwasher as well as French doors opening to the rear garden. There is also a door opening to the `through access` which has a separate utility room, large storage cupboard and a downstairs toilet.

Upstairs you will find two good sized double bedrooms, one with views over looking the local town and the second with built in wardrobes. There is also a further single bedroom as well as a modern family bathroom with bath and over head shower.

To the rear, French doors from the kitchen / diner lead you out to the private, sunny rear garden which is approximately 200ft with greenhouse, garden shed with power and vegetable patches.

To the front there is a large brick laid driveway with parking for 4 vehicles as well as `through access` to the rear garden.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space which is partly boarded with power and lighting.





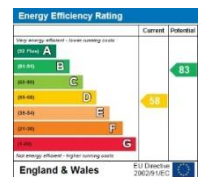
Princes Risborough

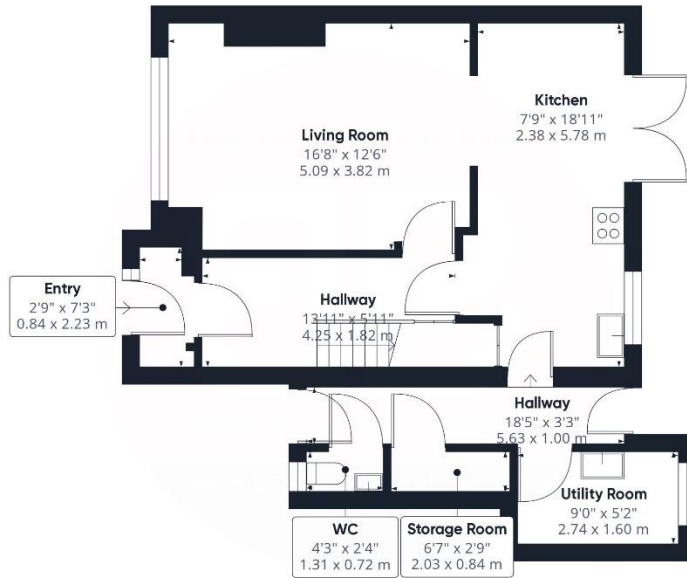
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within 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.

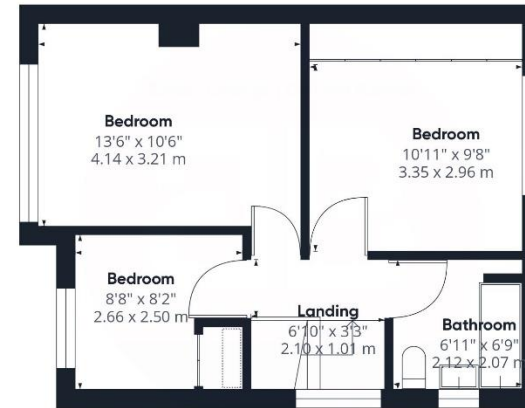


EPC RATING - D





Ground Floor



Floor 1

Approximate total area¹¹
1027.15 ft²
95.43 m²

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.

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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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