



Goodearl Place, Princes Risborough, Buckinghamshire, HP27 9EN

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bonners & babingtons



A beautifully presented & stylish four bedroom town house split across three floors offering a contemporary interior throughout as well as open plan living. The property is located within the highly sought after town of Princes Risborough and is within a short walk of the mainline train station linking directly to London, Marylebone.

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Offers Over - £600,000

- TOWN HOUSE
- FOUR BEDROOMS
- STYLISH & CONTEMPORARY INTERIOR
- OPEN PLAN LIVING
- KITCHEN / DINER
- LIVING ROOM
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- WALKING DISTANCE TO TRAIN STATION
- TWO ALLOCATED PARKING SPACES



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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

A beautifully presented & stylish four bedroom town house split across three floors offering a contemporary interior throughout as well as open plan living. The property is located within the highly sought after town of Princes Risborough and is within a short walk of the mainline train station linking directly to London, Marylebone.

The property accommodation comprises of the following, spacious entrance hallway with downstairs cloakroom, a light and airy living room and a large open plan kitchen / diner with French doors opening out to the rear garden. The kitchen is of a modern design and benefits from waist height and eye level cupboards as well as built in Bosch / Neff appliances which include, two electric ovens with induction hob, extractor fan, fridge / freezer, dishwasher and a washing machine.

On the second there is a spacious landing linking to, two very good sized double bedrooms, a further single bedroom currently being used as an office and a modern family bathroom with bath and overhead shower.

On the top floor you will find a grand, master bedroom with built in wardrobes as well as a large ensuite bathroom with bath and separate walk in shower.

To the rear, French doors from the kitchen / dining area lead you out to a sunny, south facing rear garden with patio area, perfect for alfresco dining on those warm summer evenings as well as rear access.

To the front, there is allocated parking for two vehicles and on street parking if required. There is a secure gate that opens to a path that leads you to the train station in under 30 seconds which is for residents only.

Other notable features include, mains gas central heating system, double glazed windows throughout, 7 years remaining on the building warranty, solar panels and an attic which has been fully boarded with a new loft ladder and power.





### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

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

#### EPC Rating

B

#### Local Authority

Buckinghamshire Council

#### Post Code

HP27 9EN

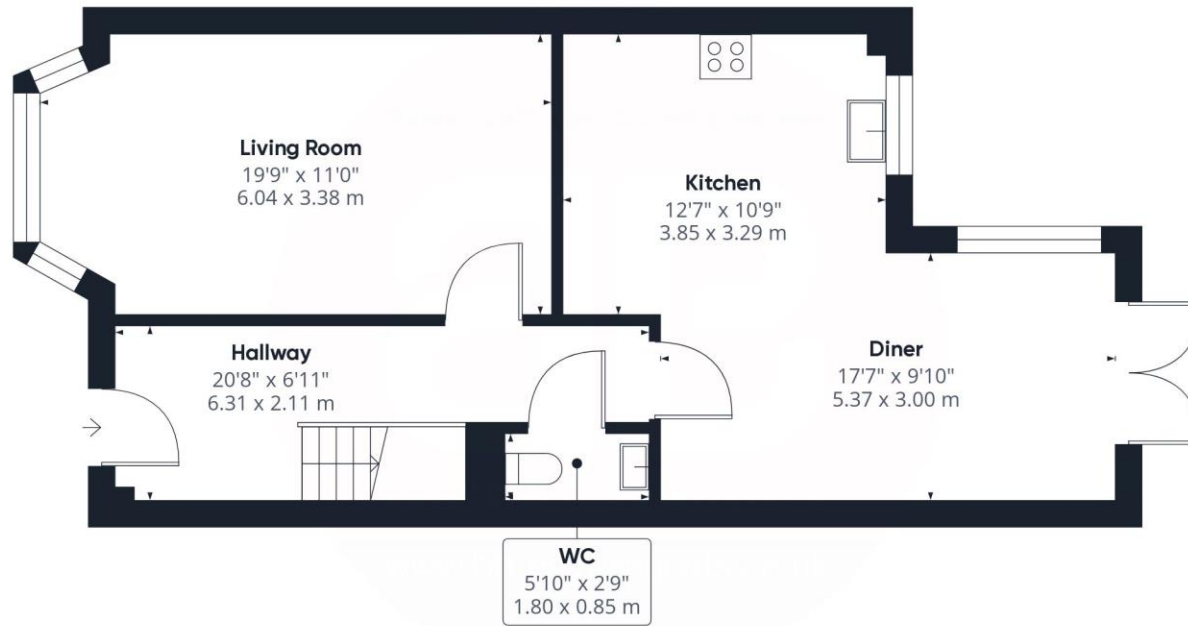
#### Viewing

Strictly by appointment with Bonners & Babington's

#### Fixtures and Fittings

Via separate negotiations





Ground Floor

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

1544.4 ft<sup>2</sup>

143.48 m<sup>2</sup>

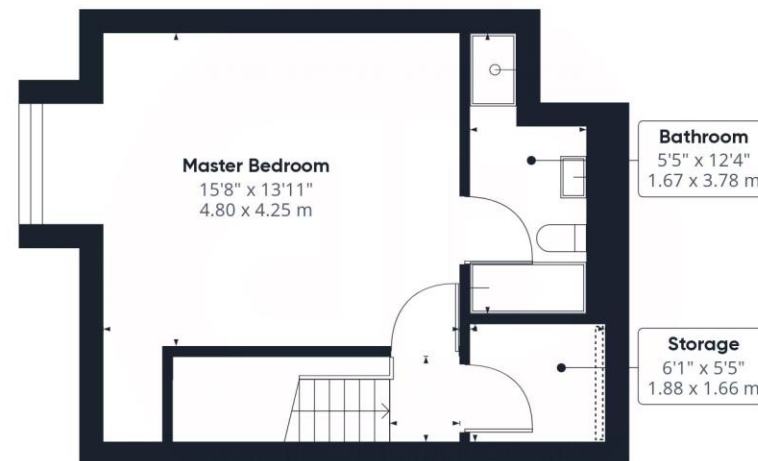
Reduced headroom

2.22 ft<sup>2</sup>

0.21 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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