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Merton Road  
Princes Risborough



Merton Road  
Princes Risborough  
Buckinghamshire  
HP27 0DR

Guide Price - £425,000

A well presented three bedroom semi-detached family home which is in need of updating. The property is located within a quiet cul-de-sac within the highly regarded town of Princes Risborough and is within walking distance to the local town, schools, amenities and countryside walks.

The property accommodation comprises of the following, entrance hallway, open plan living room / diner with electric fire place and doors opening to the conservatory, separate kitchen, utility room, storage cupboard as well as a downstairs toilet.

Upstairs you will find two good sized double bedrooms, one single bedroom and a family shower room.

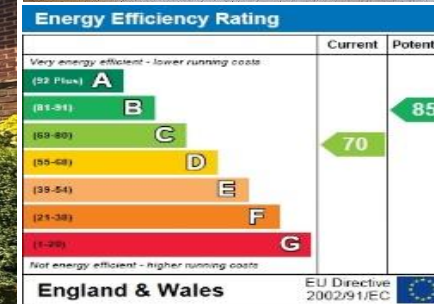
To the rear, doors from the conservatory lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings.

To the front you will find a front garden and on street parking. The front garden could easily be turned into a driveway if required.

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







## Princes Risborough

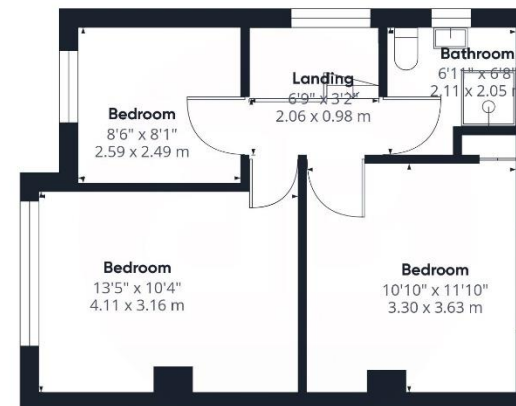
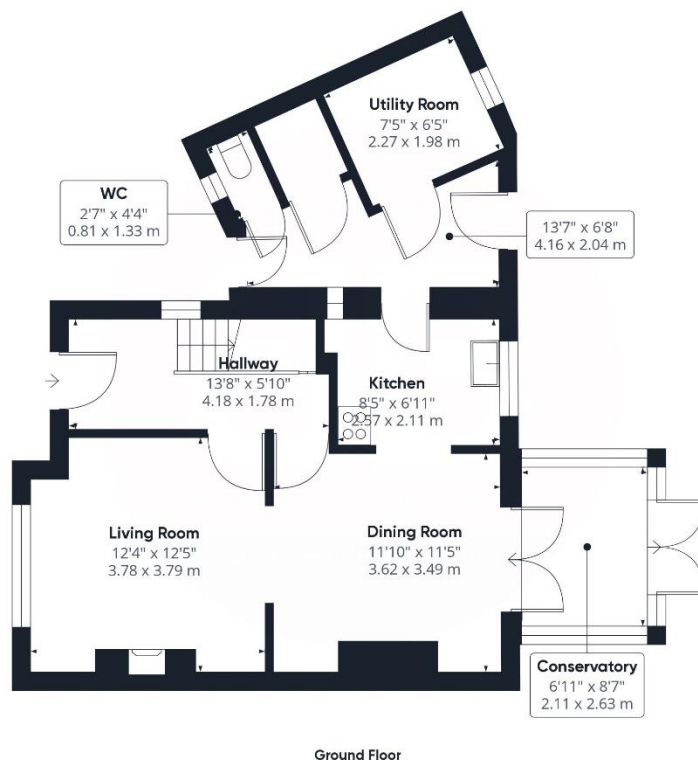
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer, Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all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





Approximate total area<sup>m</sup>  
1065.27 ft<sup>2</sup>  
98.97 m<sup>2</sup>

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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