



Woodfield  
Lacey Green



bonners & babingtons

**Woodfield  
Lacey Green  
Princes Risborough  
Buckinghamshire  
HP27 0QQ**

**Guide Price - £475,000**

A well presented & modern three bedroom end terrace family home located down a quiet cul-de-sac . The property is located within the highly sought after village of Lacey Green with excellent schools, pubs, transport links and countryside walks all within walking distance of the property.

The property accommodation comprises of the following, spacious entrance hallway with downstairs toilet and storage cupboard, good sized open plan living room / dining area with a functioning wood burner and French doors opening to the rear garden. There is also a well appointed, modern kitchen kitchen benefiting from waist height and eye level cupboards, built in electric oven with gas hob and wine fridge.

Upstairs you will find a spacious landing link to the three good sized double bedrooms, a modern family bathroom with bath and over head shower and a large airing cupboard.

To the rear, French doors from the living room lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings and side access.

To the front, there is a front garden as well as on street parking for multiple vehicles and a single garage.

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



## Lacey Green

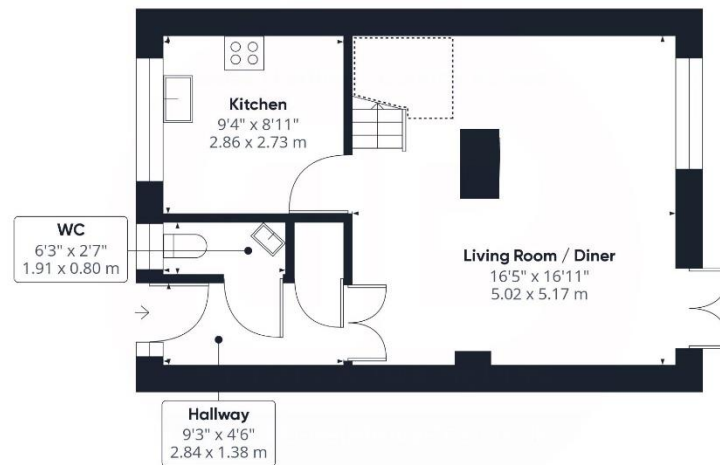
Lacey Green is a popular and attractive Chilterns village set in an Area of Outstanding Natural Beauty. The village has its own primary and middle school, St John's Church of England, a community hall, a church and two public houses. For secondary education there are grammar schools in High Wycombe and a range of private schools within the area including Pipers Corner for girls. The nearby market town of Princes Risborough offers a range of cultural, shopping and leisure facilities including a Tesco superstore and Marks & Spencer Simply Food.

There is a Chiltern Line service from Princes Risborough into London Marylebone (approx 36 mins) or alternatively from Great Missenden (40 mins). A Metropolitan tube service is available at Amersham. There are good links for the motorways at Junctions 4 and 5 of the M40 within easy reach.



## EPC RATING - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		82
C	(69-80)		
D	(55-68)	63	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

948.8 ft<sup>2</sup>  
88.15 m<sup>2</sup>

**Reduced headroom**

25.39 ft<sup>2</sup>  
2.36 m<sup>2</sup>

(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.

GIRAFFE360

**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

78 High Street, Princes Risborough,  
Buckinghamshire, HP27 0AX

**01844 343661**

www.bb-estateagents.co.uk

