



bonners & babingtons

Broad Leys  
Princes Risborough

**Broad Leys  
Princes Risborough  
Buckinghamshire  
HP27 9BJ**

**Guide Price - £535,000**

A well presented and spacious three bedroom semi-detached family home with the potential to extend. The property is located centrally down a quiet cul-de-sac within the popular town of Princes Risborough and is within a 5 minute walk of the mainline train station and town centre with amenities & bus links.

The property accommodation comprises of the following, entrance hallway, good sized living room with electric fireplace however, there is a gas point if you would like a gas fire, separate dining room opening through to a conservatory with French doors to the rear garden. There is also a separate kitchen overlooking the rear garden, utility area, downstairs shower room and a good sized family room.

Upstairs you will find two good sized double bedrooms, both with fitted wardrobes, a further single bedroom and a modern family shower room.

To the rear, a private, sunny rear garden with patio area perfect for alfresco dining on those warm summer evenings and rear access leading in to the laundry room and single garage.

To the front a brick laid driveway with parking for 2/3 cars and front garden.

This property has the potential to be extended considerably (subject to planning permission)

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



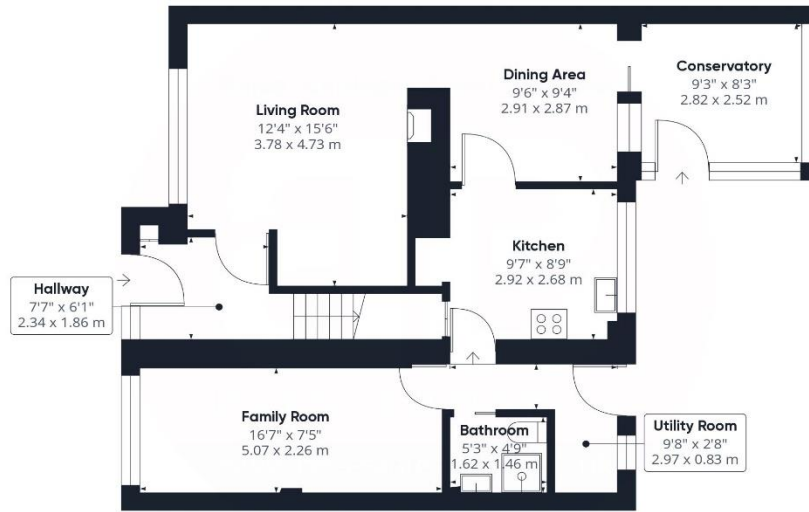


## Princes Risborough

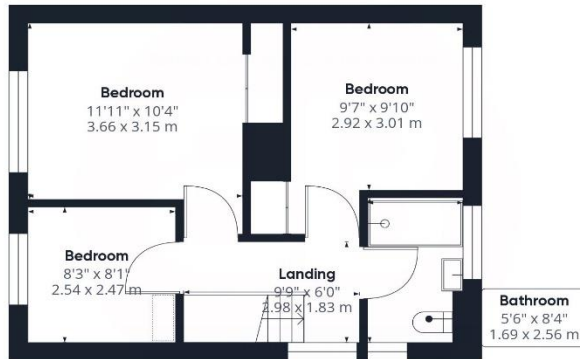
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1415.11 ft<sup>2</sup>  
131.47 m<sup>2</sup>

(1) 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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