



bonners & babingtons

Willow Way
Princes Risborough

Willow Way,
Princes Risborough,
Buckinghamshire,
HP27 9AY

Guide Price - £675,000

This stunning detached four-bedroom home is situated on a quite cul-de-sac, which is in an ideal location for those looking to enjoy rural surroundings and convenient living. The property provides ample space for a family to live comfortably and benefits from a tranquil rear garden, offering a peaceful retreat from the hustle and bustle of daily life.

This delightful property is located in close proximity to the town and main line station, making it the perfect home for commuters and families alike. The town offers an array of amenities, including a variety of high street shops, supermarkets, cafes, restaurants, and pubs.

As you enter the property you will find an entrance porch which is ideal for storage purposes. This leads into a light and airy, open-plan living/dining area which is ideal for entertaining guests. This space flows effortlessly into the extended kitchen which is equipped with a utility/breakfast bar area and plenty of storage throughout.

The kitchen overlooks the charming garden and is adjacent to the conservatory, offering further living space. The current owners use the conservatory as a snug, but this room can be adapted to suit the buyer's requirements. The property has a downstairs WC.

Further accommodation can be found on the first floor of this home offering four spacious double-bedrooms. The main bedroom has the advantage of a built-in wardrobe and is flooded with natural light. The bedrooms are comfortable in size and are decorated in neutral tones. The family bathroom is practical, has modern finishes including a shower and bathtub and offers a place of solace.

In addition, this house comes with a garage and a private driveway, which provides a convenient and safe place for your vehicles. Further on-street parking can be found, ideal for visitors.





Princes Risborough

For families with children, there are multiple nurseries, primary and secondary schools all within easy reach. A local and highly rated primary school in the area includes Princes Risborough Primary School. For older students, Wycombe High School, John Hampden Grammar School, and Princes Risborough School are within easy reach.

Those who enjoy spending time outdoors will love the nearby Chiltern Hills, an Area of Outstanding Natural Beauty. The hills offer miles of scenic walking and cycling routes, making them the perfect destination for a day out. For those who prefer water sports, the Chiltern Pools and Gym provide a range of swimming lessons, fitness classes, and gym facilities.

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

COUNCIL TAX BAND - F



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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