



GOODEARL PLACE  
PRIVATE ROAD

Goodearl Place, Princes Risborough, Buckinghamshire, HP27 9EN

[www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)



bonners & babingtons



A fantastic opportunity to acquire this modern and substantial four bedroom detached family home offering open plan living throughout, originally built by W.E BLACKS in 2018. The property is located down a private road on the periphery of Princes Risborough town with beautiful views over looking the local countryside and only a short walk to the mainline train station linking directly to London, Marylebone in approximately 35 minutes.

Goodearl Place, Princes Risborough, Buckinghamshire, HP27 9EN

Offers Over - £875,000

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING THROUGHOUT
- LIVING ROOM
- STUDY / DINING ROOM
- FAMILY ROOM
- MODERN KITCHEN / DINER
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- WALKING DISTANCE TO STATION
- GARAGE & DRIVEWAY



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

01844 343661

www.bb-estateagents.co.uk

## 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 (J16) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



## Description

A fantastic opportunity to acquire this modern and substantial four bedroom detached family home offering open plan living throughout, originally built by W.E BLACKS in 2018. The property is located on the periphery of Princes Risborough town with beautiful views overlooking the local countryside and only a short walk to the mainline train station linking directly to London, Marylebone in approximately 35 minutes.

The property accommodation comprises of the following, entrance hallway with understairs cupboards and downstairs cloakroom, light and airy living room with electric wood burning stove, perfect for those cold winter evenings, a family room which is currently being used as a study however, this is highly versatile and has many uses. There is also a second reception room which again is again currently being used as a playroom but could also be used as a separate dining room or study for anyone working from home. Finally, you will find an open plan kitchen / diner with Bi-fold doors opening to the rear garden and a utility room with units and plumbing for all white goods. The kitchen is modern and well-appointed benefiting from waist height and eye level cupboards, centre island with built in electric oven, gas hob and breakfast bar as well as a fridge / freezer and dishwasher which are fully integrated.

Upstairs you will find a spacious gallery landing linking to a master bedroom with built in wardrobes and modern ensuite shower room, three further good sized double bedrooms and a modern family bathroom with bath and overhead shower.

To the rear, Bi-fold doors from the kitchen / dining area lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also rear access leading through to the driveway with parking for one vehicle and a door leading into the garage. This property is ideal for any commuters as it is located within a short walk of the mainline train station which is accessed via a coded gate which only residents can use.

To the front, there is a pretty garden which wraps around the property as well as a further allocated parking space and ample on street parking if required.

Other notable features include, mains gas central heating system, double glazed windows throughout, approximately 4 years remaining on building warranty and loft storage space.





### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

Mains gas central heating system, water, electric and drainage.

#### EPC Rating

B

#### Local Authority

Buckinghamshire Council

#### Post Code

HP27 9EN

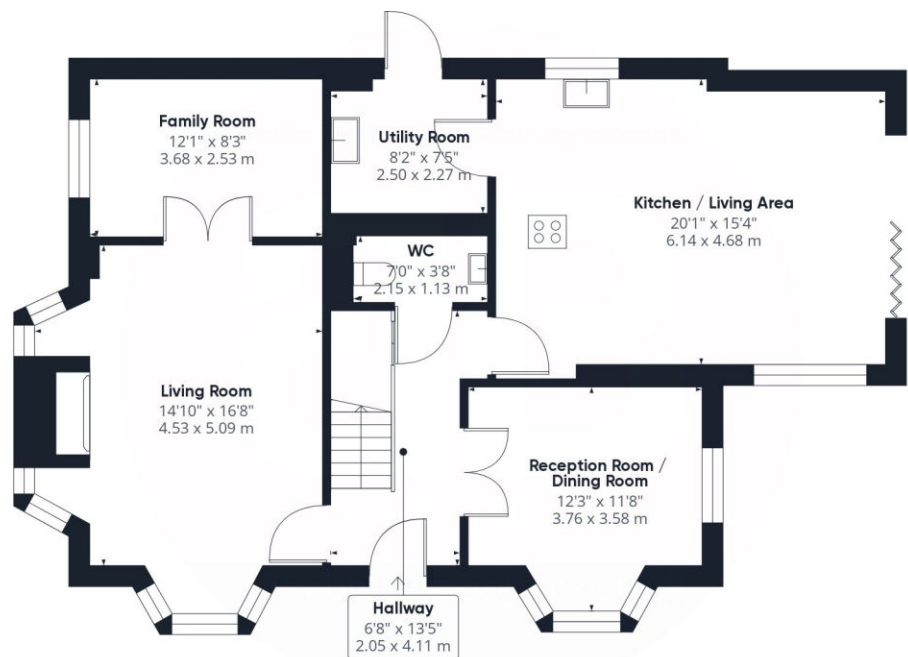
#### Viewing

Strictly by appointment with Bonners & Babington's

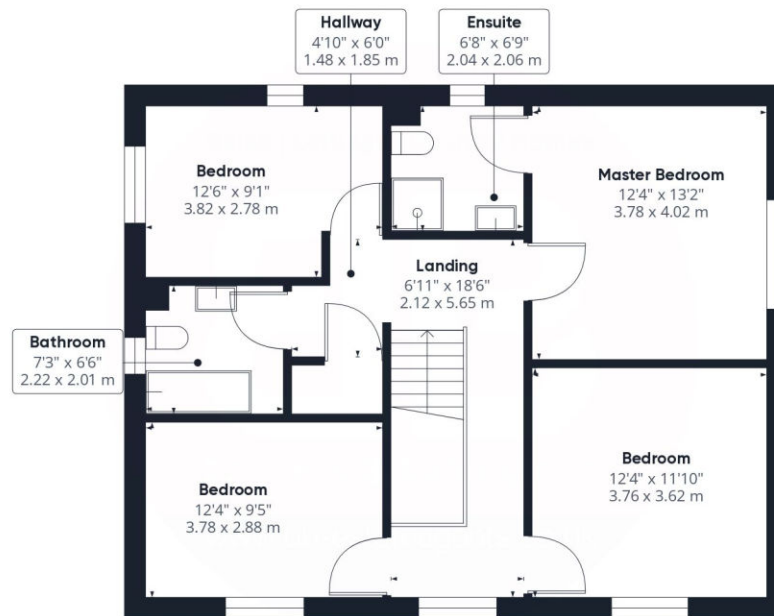
#### Fixtures and Fittings

Via separate negotiations

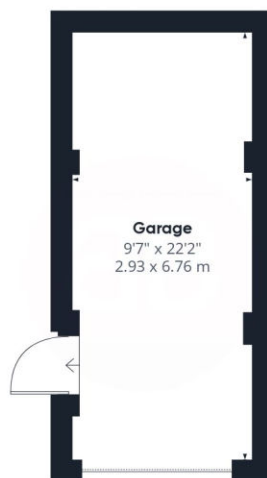




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1969.02 ft<sup>2</sup>

182.93 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.

GIRAFFE360

