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bonners & babingtons

Eastfield Road  
Princes Risborough



Eastfield Road  
Princes Risborough  
Buckinghamshire  
HP27 0JA

Offers Over - £375,000

A beautifully presented & recently modernised two-bedroom semi-detached bungalow with the potential to develop further (STPP). The property is located within the heart of Princes Risborough with excellent amenities, schools, and transport links all within a short walk of the property.

The property accommodation comprises of an entrance hallway linking to two double bedrooms, a modern family shower room and a good sized living room / diner. The kitchen / breakfast room is well appointed and benefits from waist height and eye level cupboards and built in appliances.

There is also a separate utility room with plumbing for white goods and a door leading to the secluded rear garden.

To the rear, you will find a good sized, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. To the front, a brick laid driveway with parking for 2 cars and ample on street parking if required.

This property has been renovated by the current owners now creating a lovely home for perspective buyers to enjoy. The property also has further development potential as many others have converted the loft space into further accommodation. (SUBJECT TO PLANNING)

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







## Princes Risborough

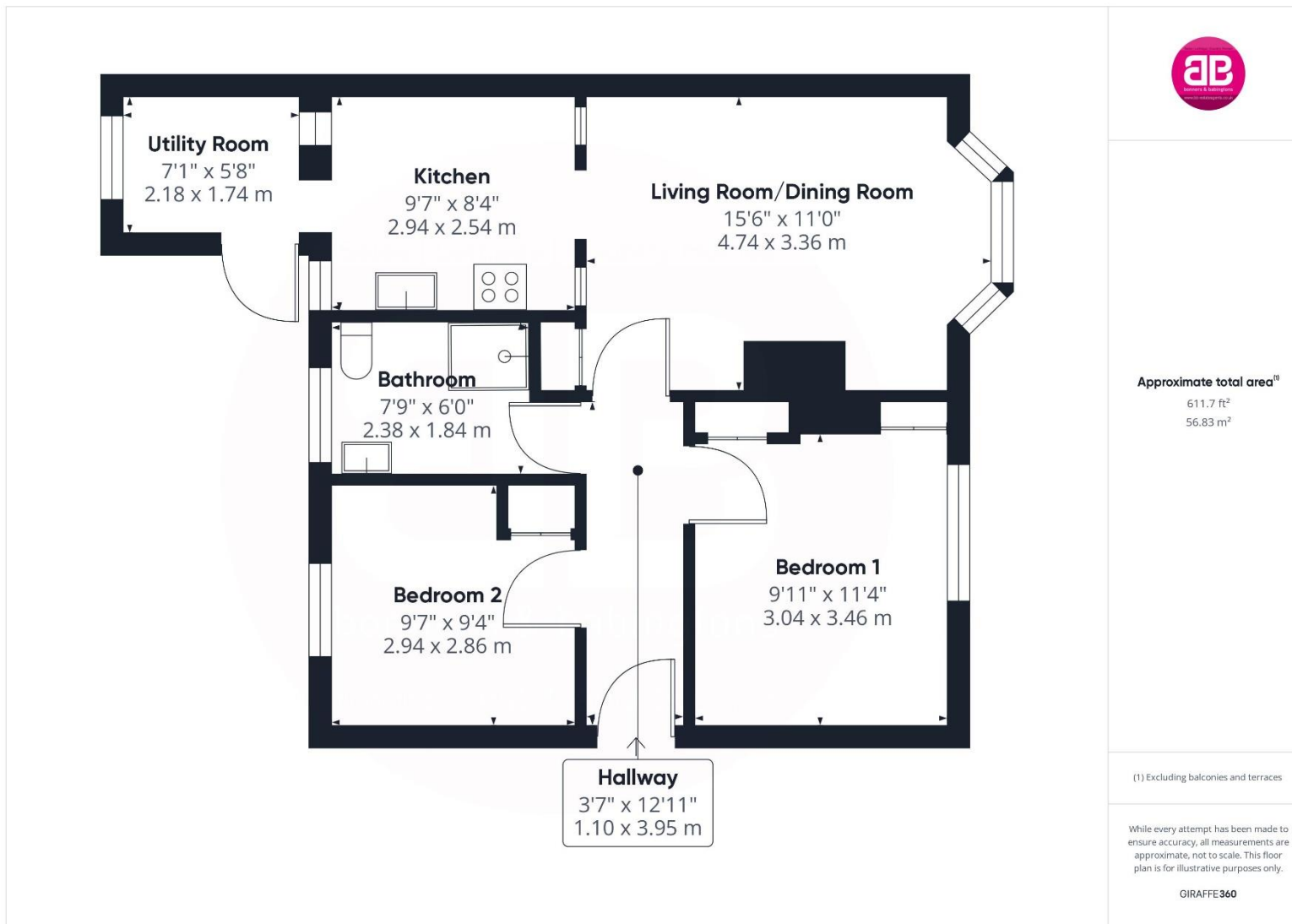
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee.

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 – D

COUNCIL TAX BAND - C



**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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