



Parkfield Rise, Princes Risborough, Buckinghamshire, HP27 0DW

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bonners & babingtons



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Price - £825,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- PRIVATE GARDEN
- OPEN PLAN LIVING
- MODERN KITCHEN
- LIVING ROOM
- STUDY
- TWO ENSUITES & FAMILY BATHROOM
- DOUBLE GARAGE
- DRIVEWAY WITH PARKING FOR TWO CARS
- WALKING DISTANCE TO TRAIN STATION



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## 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.



## Description

Bonnors & Babingtons are delighted to present this charming four-bedroom family home set in the heart of Princes Risborough, Buckinghamshire. Light & airy throughout, this home is simply a fantastic property offering flexible living accommodation and bedrooms of considerable size.

The property offers a perfect blend of modern convenience and spacious living throughout and has been well-kept by the current owners for around 20 years. Briefly comprising of three generously sized double bedrooms, two with en-suite's, a further double bedroom which is currently being used as the main and a well-proportioned single bedroom, all flooded with natural light and equipped with built-in wardrobes. The main bedroom, strategically positioned above the double garage, generously stretches across its length.

The inviting entrance hallway leads to a cozy office/snug, a convenient downstairs cloakroom, and coat storage. The flexible living spaces include a large through lounge with a bay window overlooking the front garden, double doors opening into an open-plan kitchen/diner and a conservatory that provides a 180-degree view of the sunny rear garden, complete with a vegetable patch and a spacious patio area to enjoy those warm summer evenings.

The modern kitchen boasts integrated appliances such as a washing machine, dishwasher, a full height fridge and full height freezer, alongside integral access to the insulated double garage. The open-plan kitchen/dining area is a fantastic space for hosting family gatherings and truly is the heart of the home.

With well-maintained front gardens, a driveway for multiple vehicles, and a tranquil location, this home is a perfect retreat for family life and is still in walking distance to the town's mainline station into London.





### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

Mains gas central heating, drainage, electric & water.

#### EPC Rating

C

#### Local Authority

Buckinghamshire Council

#### Post Code

HP27 0DW

#### Viewing

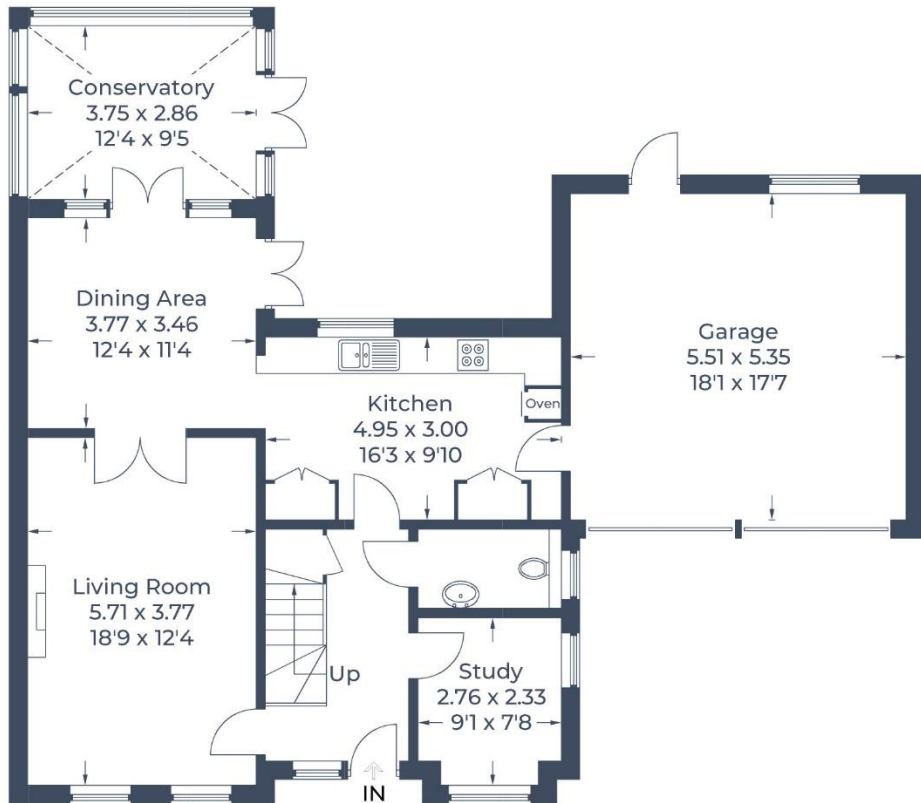
Strictly by appointment with Bonners & Babington's

#### Fixtures and Fittings

Via separate negotiations

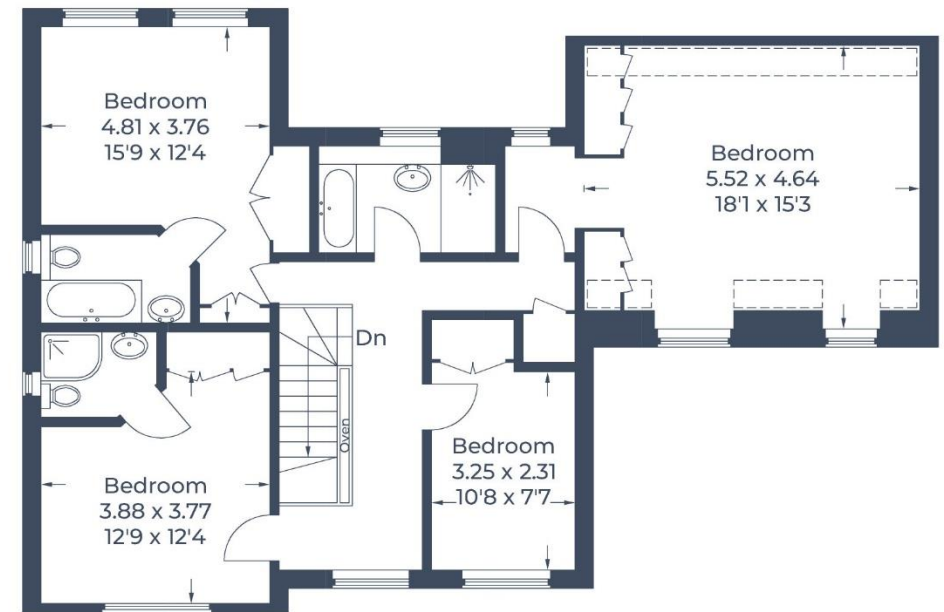


Approximate Gross Internal Area (Including Garage)  
Ground Floor = 112.6 sq m / 1,212 sq ft  
First Floor = 96.2 sq m / 1,035 sq ft  
Total = 208.8 sq m / 2,247 sq ft



**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

