



Manor Road, Princes Risborough, Buckinghamshire, HP27 9DJ

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bonners & babingtons



An extremely rare to the market four bedroom detached family home which is in need of updating, positioned down one of the best roads within the town of Princes Risborough. The property is located down a private road, centrally within the town of Princes Risborough and is within walking distance of the town centre with excellent amenities, super markets and schools. The local train station is also within a short walk of the property and links directly to London Marylebone in approximately 37 minutes via the Chilterns line.

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Offers in Excess of - £700,000

- DETACHED FAMILY HOME
- 4/5 BEDROOMS
- PRIVATE ROAD
- WALKING DISTANCE TO TRAIN STATION
- REQUIRES UPDATING THROUGHOUT
- TWO RECEPTION ROOMS
- KITCHEN / DINER
- STUDY
- TWO BATHROOMS
- LARGE DRIVEWAY
- GARAGE
- NO ONWARD CHAIN



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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

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The property accommodation comprises of the following, entrance hallway with downstairs cloak room, dining room with fireplace, good sized, dual aspect living room with bay window and a study. The kitchen is a good sized with waist height and eye level cupboards as well as a pantry and dining area with doors opening to the rear garden.

Upstairs you will find a landing linking to three good sized double bedrooms, two further single bedrooms, one with a shower room and finally a family bathroom with bath and overhead shower.

The property sits on a good sized plot which wraps around the front of the property with many fruit trees, a vegetable patch, large driveway with parking for multiple cars and access to the single garage which has power and a electric door. There is also a rear courtyard garden which is fairly private as well as a shed for extra storage.

The property is positioned down one of the best roads within Princes Risborough which is tree lined and within a short walk of the mainline train station that links directly to London, Marylebone in approximately 37 minutes.

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

NO ONWARD CHAIN!





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, drainage, electric & water.

EPC Rating

D

Local Authority

Buckinghamshire Council

Post Code

HP27 9DJ

Viewing

Strictly by appointment with Bonners & Babington's

Fixtures and Fittings

Via separate negotiations



Approximate Gross Internal Area
 Ground Floor = 81.8 sq m / 880 sq ft
 First Floor = 72.2 sq m / 777 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 166.7 sq m / 1,794 sq ft

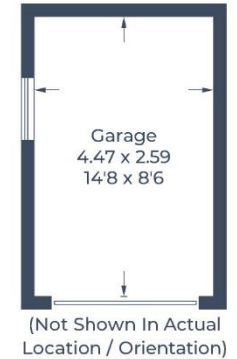
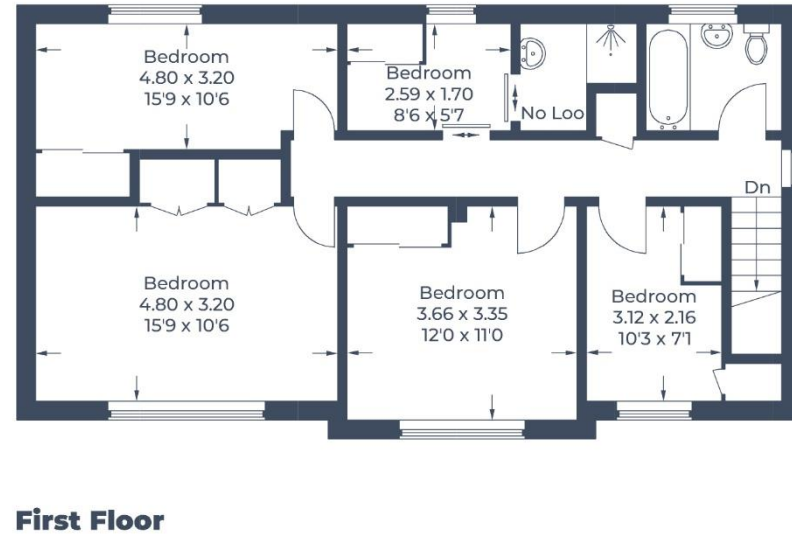
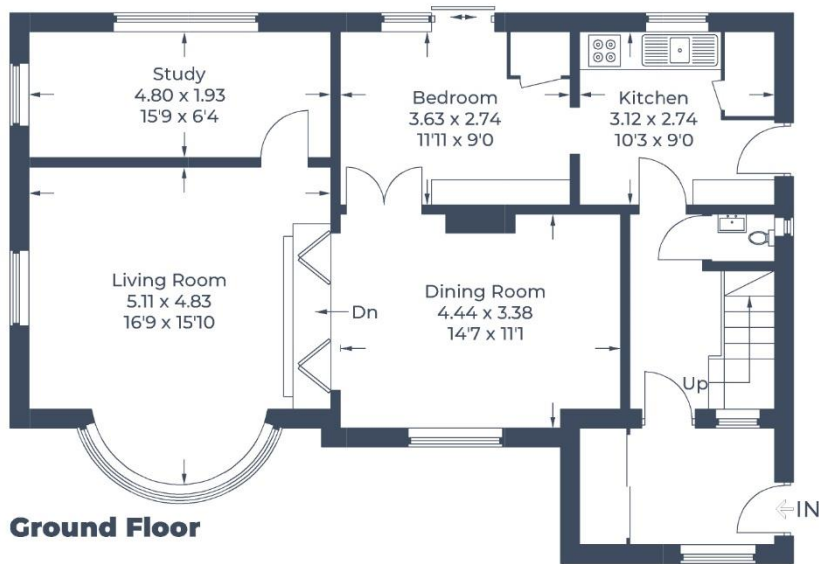


Illustration for identification purposes only,
 measurements are approximate, not to scale.

