



Station Road, Princes Risborough, Buckinghamshire, HP27 9DL

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A well-presented, three-bedroom detached family home set on a large plot with agreed planning permission for a double storey extension. The property is positioned centrally within the town of Princes Risborough with excellent amenities, schools, super markets and the mainline train station all within walking distance.

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Guide Price - £675,000

- DETACHED FAMILY HOME
- THREE BEDROOMS
- PERMITTED PLANNING PERMISSION
- LARGE PLOT
- SHORT WALK TO THE TRAIN STATION
- LIVING ROOM
- DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- DRIVEWAY
- SINGLE GARAGE



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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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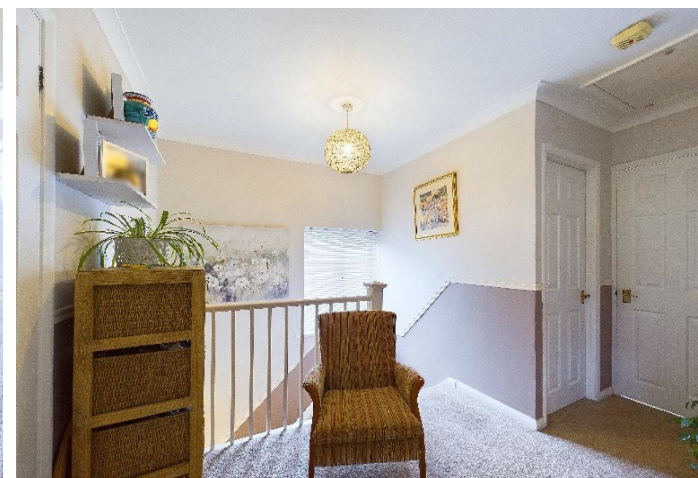
The property accommodation comprises of the following, entrance hallway with downstairs toilet, good sized living room with bay window and decorative fireplace, separate dining room with French doors opening to the garden and a kitchen with waist height and eye level cupboards, electric oven and built in hob.

Upstairs you will find a spacious landing linking to two good sized double bedrooms, both with fitted wardrobes, a single bedroom which is currently being used as an office, a family bathroom with bath and overhead shower and a separate toilet.

The property sits on a large plot which is approximately a 1/4 of an acre in size with a large wrap around garden which is a mixture of lawn, shrubs, a patio area and a kitchen garden with raised beds. From the gated entrance a driveway leads you down to the parking area where there is parking for multiple vehicles as well as a single garage with power.

The current owners applied for planning permission to extend the property which has been approved until 2026. Please see the link to the planning portal or ask the agent for more details on this. - 22/08001/FUL

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





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, drainage, electric & water.

EPC Rating

D

Local Authority

Buckinghamshire Council

Post Code

HP27 9DL

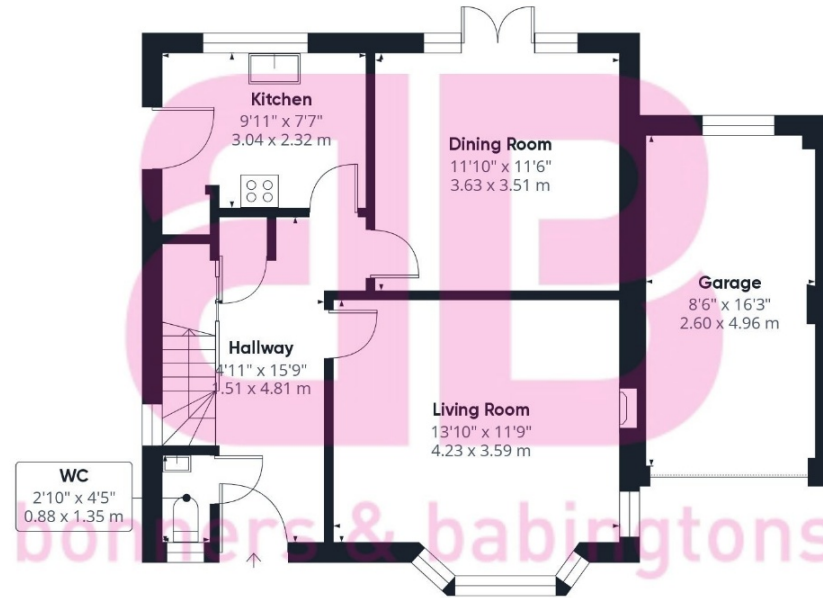
Viewing

Strictly by appointment with Bonners & Babington's

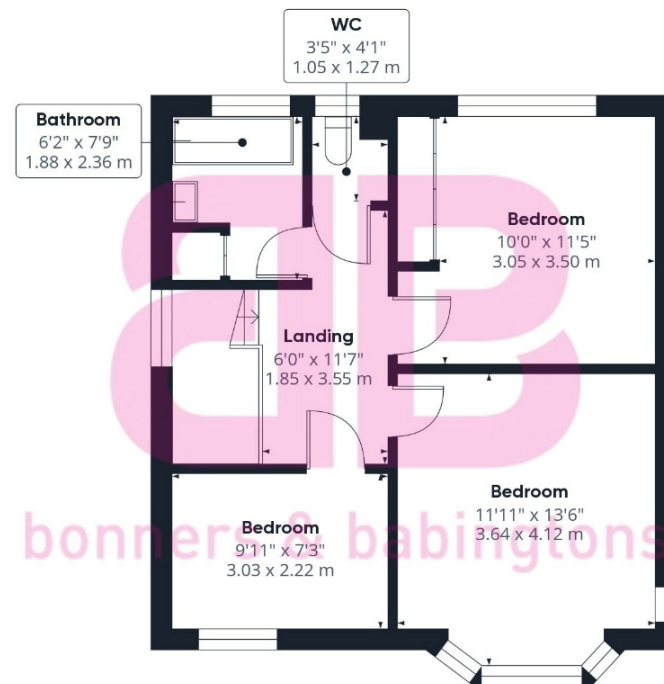
Fixtures and Fittings

Via separate negotiations





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1248 sqft

115 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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