



bonners & babingtons

Salisbury Close  
Princes Risborough



# Salisbury Close Princes Risborough Buckinghamshire HP27 0JA

Offers Over - £500,000

A fantastic opportunity to acquire this three bedroom semi-detached family home which has been completely renovated to a high specification. The property is located within the sought after town of Princes Risborough and is within walking distance of excellent schools, amenities, supermarkets and countryside walks.

The property accommodation comprises of the following, good sized living room with storage cupboard and functioning wood burner, modern open plan kitchen / diner which benefits from waist height and eye level cupboards, built in fridge / freezer and dishwasher as well as a breakfast bar. Just off the kitchen / diner you will find a study / office which is great for anyone working from home as well a utility room with a newly installed downstairs cloak room.

Upstairs you will find two good sized double bedrooms, one with fitted wardrobes, a further single bedroom with built in wardrobes and a newly fitted family bathroom with bath and separate shower cubicle.

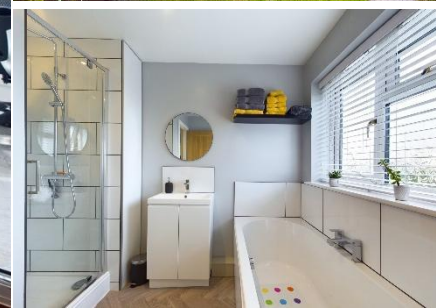
To the rear, a door from the utility room leads you out to a good sized sunny rear garden with an elevated terrace with views over looking the town. At the bottom of the garden there is also an entertaining area which has power and at some point could be fully converted into a cabin or self contained room with multiple uses.

To the front, a front garden and concrete driveway offering off road parking for 2/3 cars as well as on street parking and a single garage with power.

Other notable features include, mains gas central heating system (new boiler installed), new radiators installed, double glazed windows throughout, EV charging point and loft storage.







## 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.



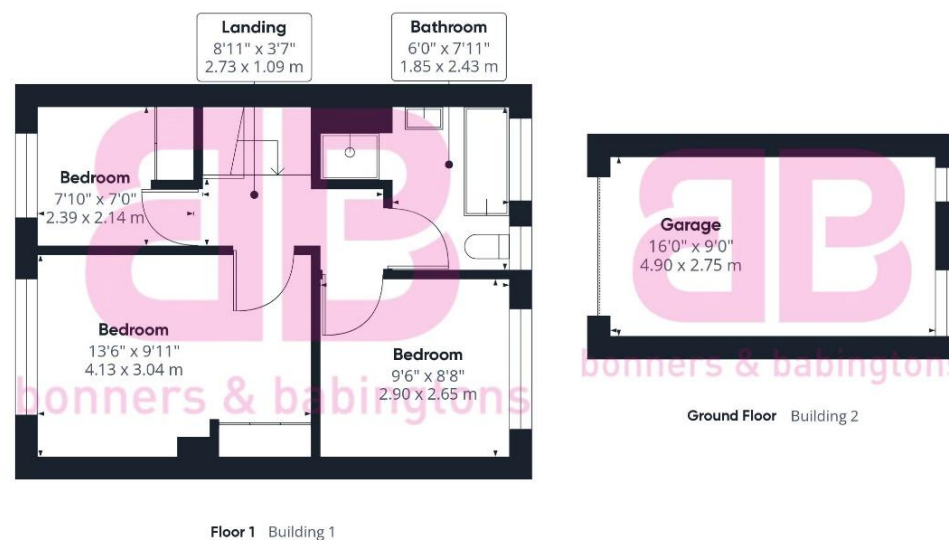
**EPC RATING – D**

**COUNCIL TAX BAND - D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(71-80) <b>C</b>			80
(61-65) <b>D</b>		64	
(51-55) <b>E</b>			
(41-45) <b>F</b>			
(31-35) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
1087.88 ft<sup>2</sup>  
101.07 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.

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#### 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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