



## Goodearl Place, Princes Risborough, Buckinghamshire

**TO LET £2,250 PCM**

**Unfurnished**

A well-presented three bedroom semi-detached family home located on an executive development within the town of Princes Risborough; just a short walk of the main line train station. UNFURNISHED. EPC Rating B. AVAILABLE END OF AUGUST. CONTACT B&B LETTINGS

- OPEN PLAN KITCHEN / DINER
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- GOOD SIZED GARDEN
- DRIVEWAY PARKING
- WALKING DISTANCE TO THE STATION
- GAS CENTRAL HEATING
- EV CHARGING POINT

### Office Numbers:

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

**Description:**

A well-presented three bedroom semi-detached family home located on an executive development within the town of Princes Risborough; just a short walk of the main line train station.

The property accommodation comprises:

**GROUND FLOOR**

Entrance Hallway with built in storage  
Downstairs W/C  
Living Room  
Open Plan Kitchen/diner with snug area  
Utility room

**FIRST FLOOR**

Master bedroom with ensuite shower room  
Second double bedroom  
Single bedroom/office  
Family bathroom

The property further benefits from a good sized garden to the rear and parking on the driveway to the front for 2 cars plus a generous garage which is also big enough for a car.

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.

**Outgoings:**

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

**Council Tax:**

Band D

**Terms:**

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

**Restrictions:**

No pets preferred  
(If pet permitted the landlord reserves the right to increase the rent)

**Holding Deposit:**

Equivalent to one weeks rent.

**Security Deposit required:**

5 weeks rent payable before moving in.

**Directions**

Viewings strictly via the agents:  
Bonners and Babingtons

**01844 354554**

