



bonniers & babingtons

Long Hide  
Princes Risborough

# Long Hide Princes Risborough Buckinghamshire HP27 0JX

**Guide Price: £499,500**

Lovingly maintained, the property offers a fantastic blend of comfort, space, and convenience — ideally positioned within easy reach of the town centre, local schools, and excellent transport links.

The ground floor features a spacious open-plan lounge and dining area with a charming gas feature fireplace, flowing seamlessly into a bright conservatory that opens onto the rear garden — ideal for relaxed living and entertaining. At the front of the property, the well-appointed kitchen provides ample storage and a side door offering direct access to both the front and rear of the home.

Upstairs, you'll find two generously sized double bedrooms, a modern family bathroom, and two additional well-proportioned bedrooms — perfect for family living, guests, or home office space.

Outside, the brick-paved driveway comfortably accommodates two vehicles, with additional on-street parking available. The property also benefits from an attached garage with power, offering potential for conversion into an additional reception room, as has been done by other homes in the cul-de-sac (STPP)

To the rear, enjoy a sunny, well-maintained garden with a patio area — perfect for alfresco dining and outdoor entertaining — accessed via large French doors from the conservatory.

Additional features include gas central heating and double-glazed windows throughout.





## 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.

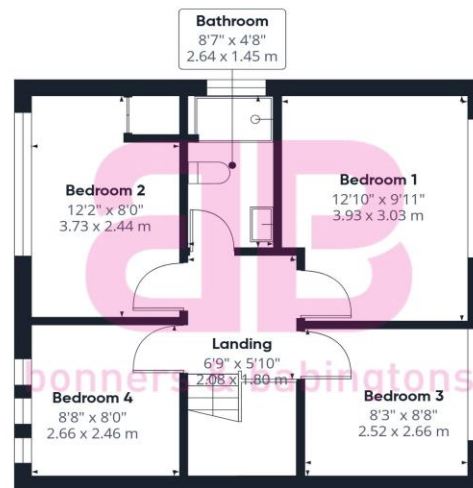
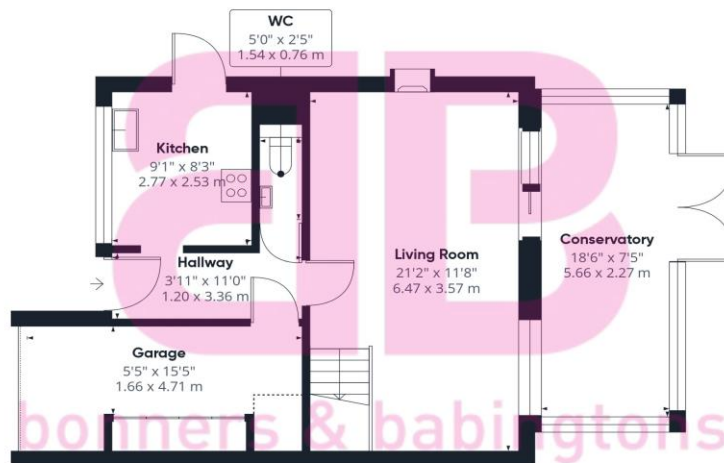
Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury. There is access 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.

Tenure: Freehold

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
1-34	G		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
1-34	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			



**Approximate total area<sup>(1)</sup>**

1201 ft<sup>2</sup>  
111.6 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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