



benners & babingtons

Elmdale Gardens
Princes Risborough

Elmdale Gardens Princes Risborough Buckinghamshire HP27 0DL

Guide Price £595,000

A well-presented four bedroom detached family home located down a quiet no through road within the heart of Princes Risborough town. The property has no upper chain and is conveniently located within a short walk of both the town centre and the railway station.

The property comprises the following: a large living room with a view overlooking the well maintained communal sunny green, a dining room with double doors opening to the sunny conservatory and a separate kitchen which overlooks the pretty rear garden. There is a downstairs toilet.

Upstairs you will find a landing that leads to three, good sized double bedrooms, a further single bedroom and a family bathroom. There are built in cupboards in all four of the bedrooms.

To the rear, the conservatory opens onto a well-established, south-west facing garden with a lawn and patio area, perfect for alfresco dining during the summer months. There is also side access and a door that opens into the garage.

To the front you will find a pretty front garden, lawned with roses in the border, as well as driveway with parking for 2 cars. There is a single garage which is very handy for storage or parking a further vehicle if necessary. There is also on-street parking if required (permits).

Other notable features include: double glazed windows throughout, loft storage space, mains gas central heating system (air ventilation) and burglar alarm.

NO UPPER CHAIN!!





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

Tenure: Freehold

Council Tax Band: F



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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