



Eastfield Road  
Princes Risborough  
Buckinghamshire  
HP27 0HZ

Guide Price of £385,000

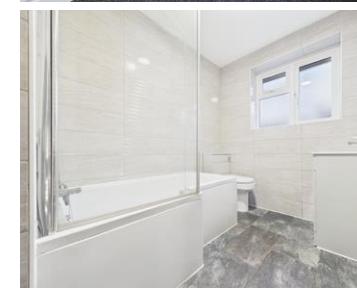
Positioned in a highly sought-after setting within easy walking distance of the market town of Princes Risborough, this two-bedroom bungalow enjoys open views towards Whiteleaf and the rolling Chiltern Hills, offering a rare combination of convenience and tranquillity.

The property provides well-balanced accommodation, including two generously sized bedrooms with built-in wardrobes and a stylish family bathroom. The inviting lounge, enhanced by a classic bay window, offers a beautifully proportioned space for relaxation and entertaining.

The kitchen is thoughtfully arranged with generous storage and preparation space and overlooks the rear garden. Outside, the private garden creates a peaceful outdoor retreat, ideal for alfresco dining or quiet enjoyment. Importantly, the bungalow presents excellent potential to extend \*STPP\*

Additional advantages include off-street parking, enhancing both convenience and appeal. This delightful home will suit buyers seeking refined single-storey living in a desirable location, with future potential to enhance.





## Princes Risborough

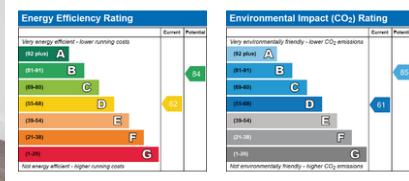
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury, and Oxford, all 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.

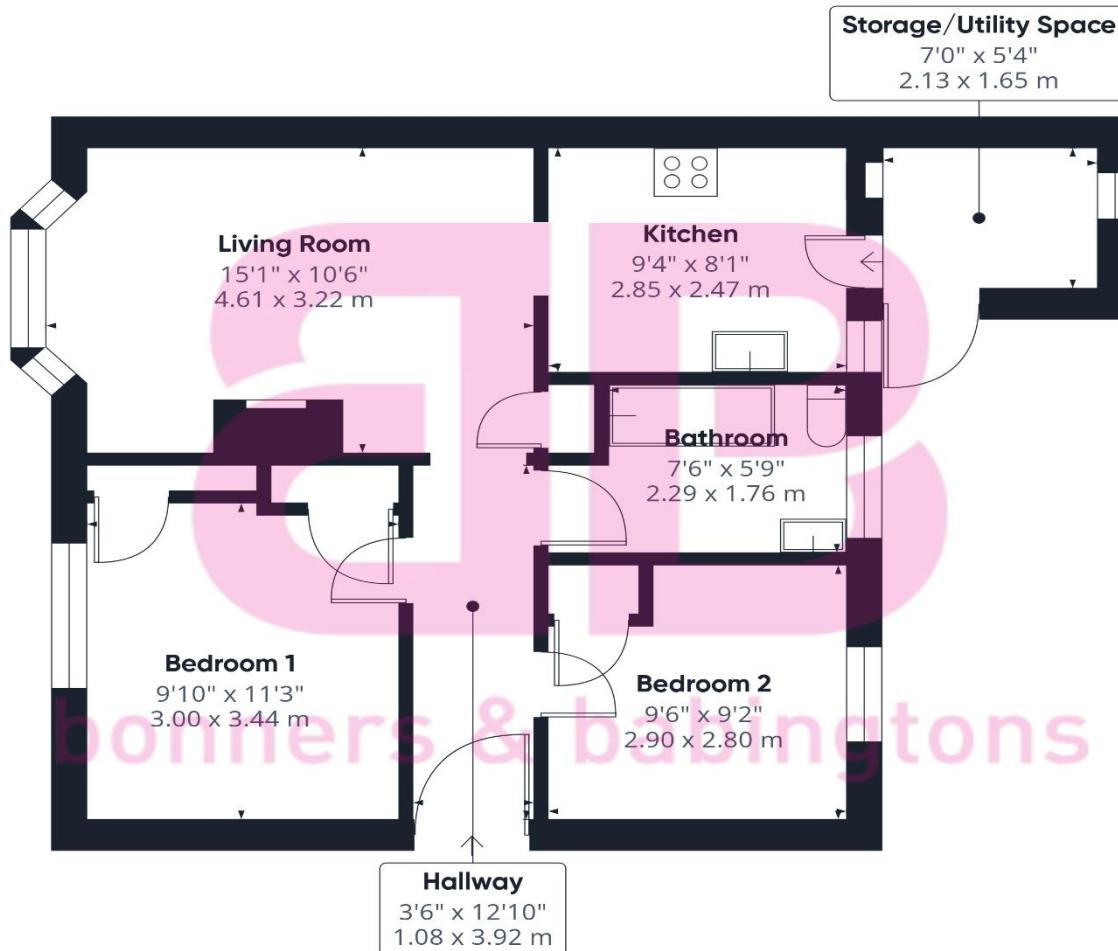
There is access to the M40 motorway for London and the Midlands, just 6 miles away (J6), and Princes Risborough station offers an excellent mainline rail service to London (Marylebone – 35 Minutes minutes) and the Midlands.

Tenure: Freehold

Council Tax Band: C

EPC Rating: D





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

614 ft<sup>2</sup>  
57 m<sup>2</sup>

(1) Excluding balconies and terraces

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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