



bonners & habingtons

Salisbury Close
Princes Risborough

Salisbury Close Princes Risborough Buckinghamshire HP27 0JF

Offers Over £500,000

This three-bedroom, semi-detached home is vibrant and full of life. Set on a residential, no-through road with access to the Chiltern Hills, ideal for those seeking a tranquil family home.

On the ground floor, a traditional entrance hallway with hard flooring leads through to a charming shaker-style kitchen featuring white units, wooden worktops and views over the rear garden. The kitchen is well equipped with an integrated dishwasher, Bosch induction hob and a breakfast bar, seamlessly flowing into the dining area and a well-proportioned lounge.

The lounge features an attractive bay window overlooking the front garden, while sliding doors from the dining area open onto the patio, perfect for entertaining on summer evenings.

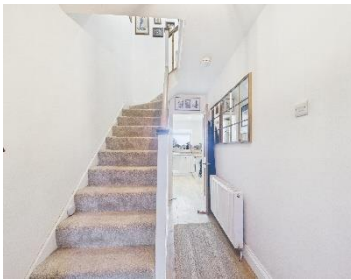
Upstairs you will find a bright and spacious first-floor landing with impressive high ceilings leads to a stylish family bathroom, fitted with a contemporary three-piece suite, modern tiling, a floating vanity unit and LED mirror.

The property offers three well-proportioned bedrooms, with the generous main bedroom boasting three windows that flood the room with natural light. There is ample space for a king-size bed and additional furniture including a large wardrobe. The second bedroom enjoys pleasant views over the rear garden and across the town and surrounding landscape, comfortably accommodating a double bed. The third bedroom, currently used as a nursery, benefits from fitted wardrobes, making it an ideal child's room or home office.

Externally, the property boasts a generous rear garden complete with a patio area, decking area and shed.

To the front, there is a driveway providing parking for multiple vehicles, along with a garage that has been cleverly converted to include a downstairs WC and a large storage area, adding further practicality to this fantastic family home.





Princes Risborough

The charming market town of Princes Risborough boasts a range of local amenities, including a post office, leisure centre, and various shops such as Tesco, Marks & Spencer Simply Food, and Costa Coffee. For more extensive shopping and leisure options, High Wycombe, Aylesbury, and Oxford are all within easy reach. There are excellent local schools, including both private and state options, as well as grammar schools in nearby High Wycombe and Aylesbury.

The property is conveniently located just 6 miles from Junction 6 of the M40 motorway, providing quick access to London and the Midlands. Princes Risborough station offers a direct mainline rail service to London Marylebone in just 35 minutes.



Tenure: Freehold

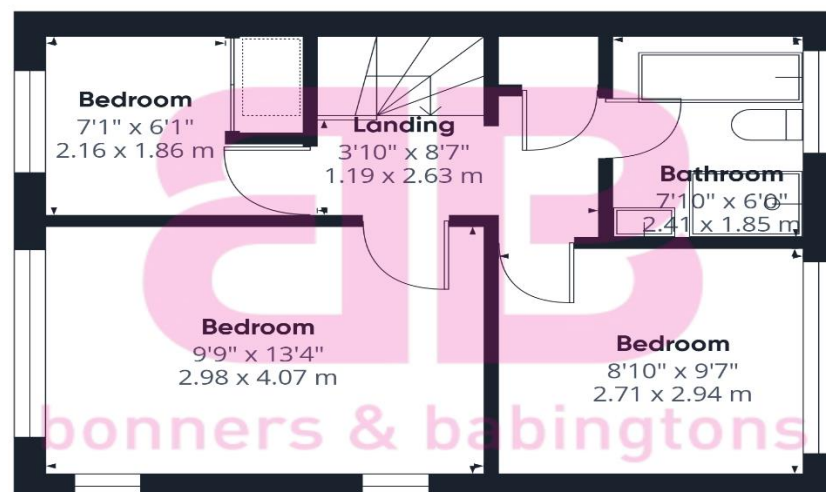
Council Tax Band: D

EPC Rating: D

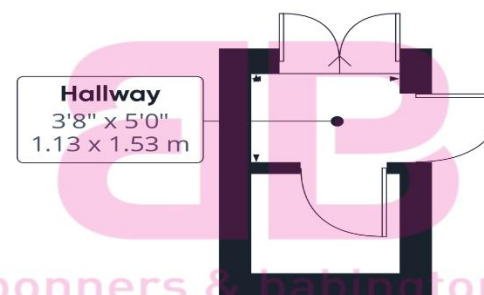
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Low energy efficient - lower running costs	Current	Potential	Low environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(9-10) A		
(81-91) B			(11-10) B		
(69-80) C			(12-11) C		
(55-68) D			(13-12) D		
(40-54) E			(14-13) E		
(21-39) F			(15-14) F		
(1-20) G			(16-15) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
913 ft²
84.9 m²

(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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