



New Road Princes Risborough Buckinghamshire HP27 0BS

Guide Price £535,000

Set overlooking a picturesque green with a charming cherry tree, this beautifully presented three-bedroom semi-detached family home on New Road in Princes Risborough offers spacious and versatile accommodation within easy walking distance of the town centre and local amenities.

To the front of the property, there is driveway parking for two cars, along with a garage that has been partially converted to create a useful office or gym space with power, making it ideal for those working from home or seeking a dedicated fitness area and part storage.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway featuring fitted cupboards with hanging space, providing practical storage. The hallway leads through to a thoughtfully designed kitchen, offering ample cupboard storage and workspace.

Beyond the kitchen is a second reception room overlooking the rear garden, currently used as a secondary lounge, which flows nicely into a spacious utility area fitted with modern cabinetry and providing access to the rear garden as well as a convenient downstairs W.C. French doors open directly onto the patio, creating a lovely connection to the outdoor space.

The main living and dining room is generously sized and enjoys a dual aspect, allowing plenty of natural light while offering attractive views over the green to the front of the property.

Upstairs, the home continues to impress with three well-proportioned double bedrooms and a family bathroom. Each room provides ample space for wardrobes and benefits from elevated ceilings, creating bright and comfortable retreats. The smallest bedrooms overlook the garden, while the main bedroom enjoys views to the front, with all rooms feeling light and airy.

The rear garden measures approximately 40ft and is mainly laid to lawn, complemented by mature shrubs and planting. It provides a wonderful outdoor space with plenty of potential for keen gardeners to make their mark.





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.

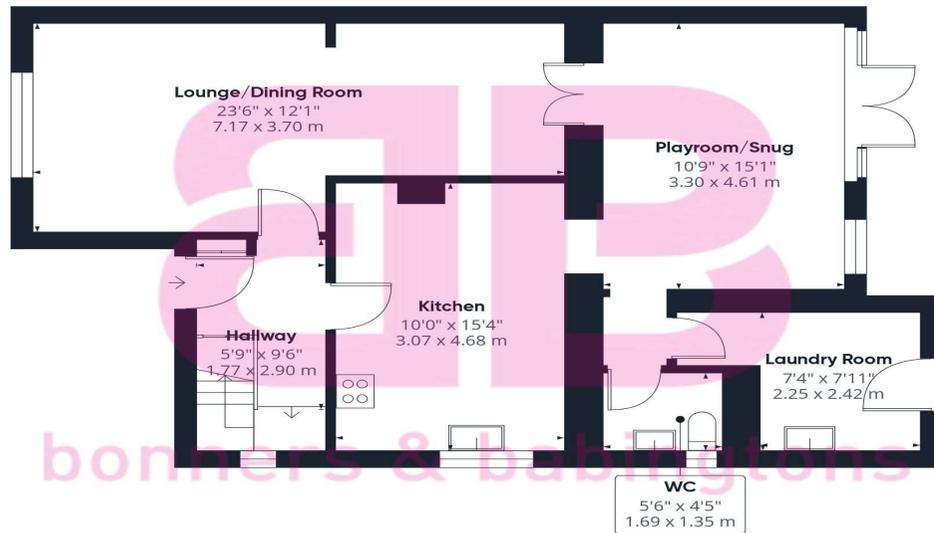
The property is conveniently located just 6 miles from Junction 6 of the M40 motorway, providing quick access to London and the Midlands. Princes Risborough station offers a direct mainline rail service to London Marylebone in just 35 mins.



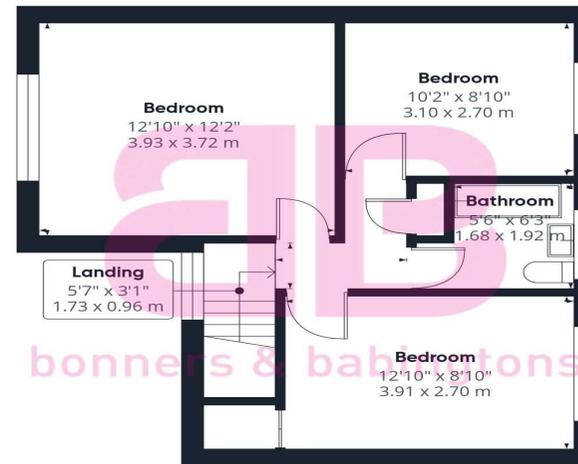
Tenure: Freehold
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
107-91kWh	A		
91-81kWh	B		65
81-65kWh	C		72
65-55kWh	D		
55-45kWh	E		
45-35kWh	F		
35-15kWh	G		

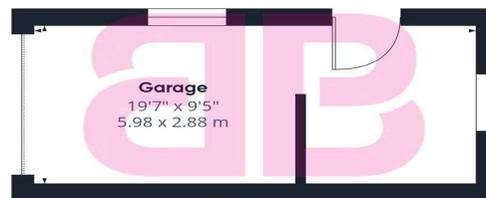
Environmental Impact (CO ₂) Rating		Current	Potential
107-91kWh	A		
91-81kWh	B		65
81-65kWh	C		68
65-55kWh	D		
55-45kWh	E		
45-35kWh	F		
35-15kWh	G		



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1377 ft²
127.9 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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