



bonners & babingtons

Hillview  
Saunderton

# Hillview Saunderton Buckinghamshire HP14 4HY

Guide Price £475,000

Situated in the sought-after area of Saunderton, this well-presented three-bedroom semi-detached home on Hillview offers a fantastic blend of space, comfort, and practicality, ideal for families and first-time buyers alike.

The property boasts a generous frontage with a large block-paved driveway, providing ample off-street parking for multiple vehicles. The attractive façade combines classic brickwork with charming detailing, creating a welcoming first impression.

Inside, the home offers well-proportioned living accommodation, including a bright and airy living space and a functional kitchen/dining area, perfectly suited for modern family life. Upstairs, there are three good-sized bedrooms along with a family bathroom, all thoughtfully arranged to maximise space and natural light.

To the rear, the property features a private and enclosed garden, an ideal setting for relaxing or entertaining. A stylish decked patio area provides the perfect spot for outdoor dining, while the lawn is well-maintained and bordered by fencing for privacy. Additional storage is available with a garden shed, and the space is versatile enough for families, pets, or keen gardeners.

Located in a peaceful residential setting, Hillview benefits from easy access to local amenities, countryside walks, and excellent transport links, making it a desirable place to call home.



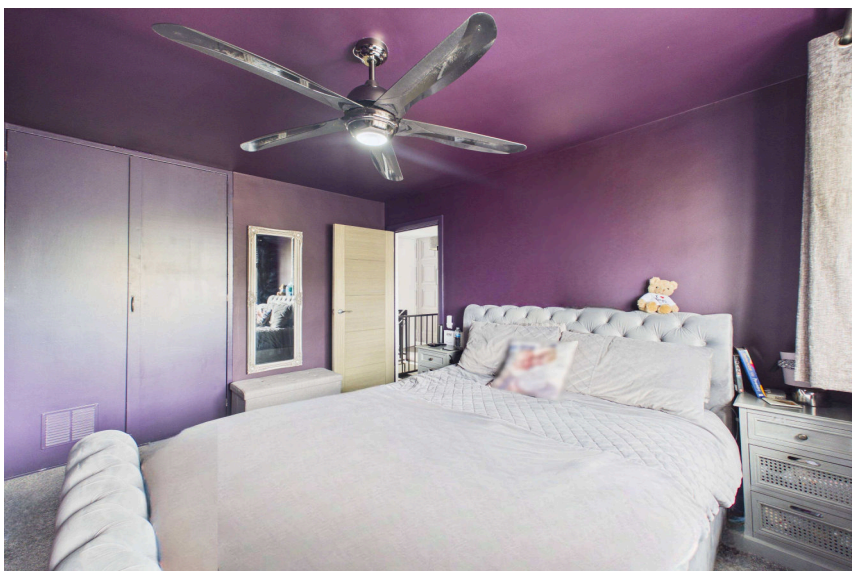


## Saunderton

Saunderton lies approximately 4 miles equidistant between High Wycombe and Princes Risborough, within the catchment area of the highly regarded primary schools at Bledlow Ridge and Walters Ash where there is also a Co-Op store.

Within the village are two public houses whilst more extensive shopping and other facilities are available in the nearby towns.

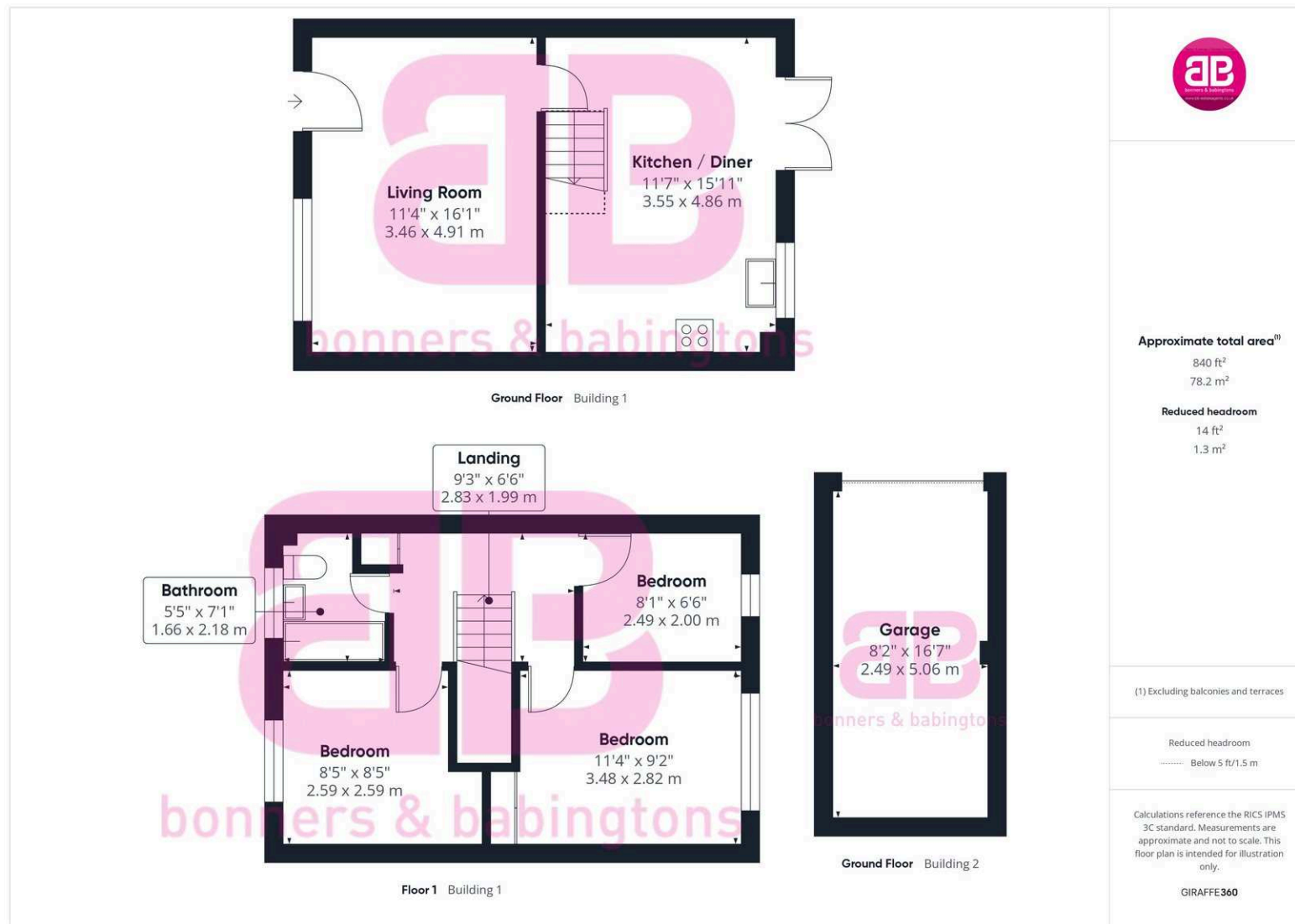
Saunderton station provides a fast and efficient rail link with London Marylebone (35 minutes) and the Midlands whilst M40(J4) is within 5 miles.



Tenure: Freehold  
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

100 energy efficient. Higher ratings cost less.



**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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