



benjamins & habingtons

Highfield Road
Princes Risborough

Highfield Road Princes Risborough HP27 0HG

Offers Over £420,000

Situated on the ever-popular Highfield Road in the charming market town of Princes Risborough, this spacious four-bedroom semi-detached bungalow presents an exciting opportunity for buyers seeking a versatile home with excellent potential.

Extending to over 1,000 sq ft, the property offers flexible and adaptable living accommodation, ideal for a range of lifestyles. The ground floor comprises a well-proportioned kitchen, a separate lounge providing a comfortable space to relax, a dedicated dining room, and three additional reception rooms. These extra rooms offer fantastic versatility and could easily be utilised as further bedrooms, home offices, or hobby spaces depending on individual needs. A downstairs bathroom completes the ground floor layout.

Upstairs, the property features two further bedrooms, adding to the overall generous accommodation and making this an ideal home for growing families or those requiring additional space.

Externally, the property benefits from a wrap-around garden, offering ample outdoor space with scope for landscaping and improvement. There is also convenient on-street parking available.

While the property would benefit from modernisation and updating throughout, it presents a superb opportunity for purchasers to put their own stamp on a well-located home. Positioned within easy reach of local amenities, schools, and transport links, this property combines town-centre convenience with the potential to create a truly bespoke living space.





Princes Risborough

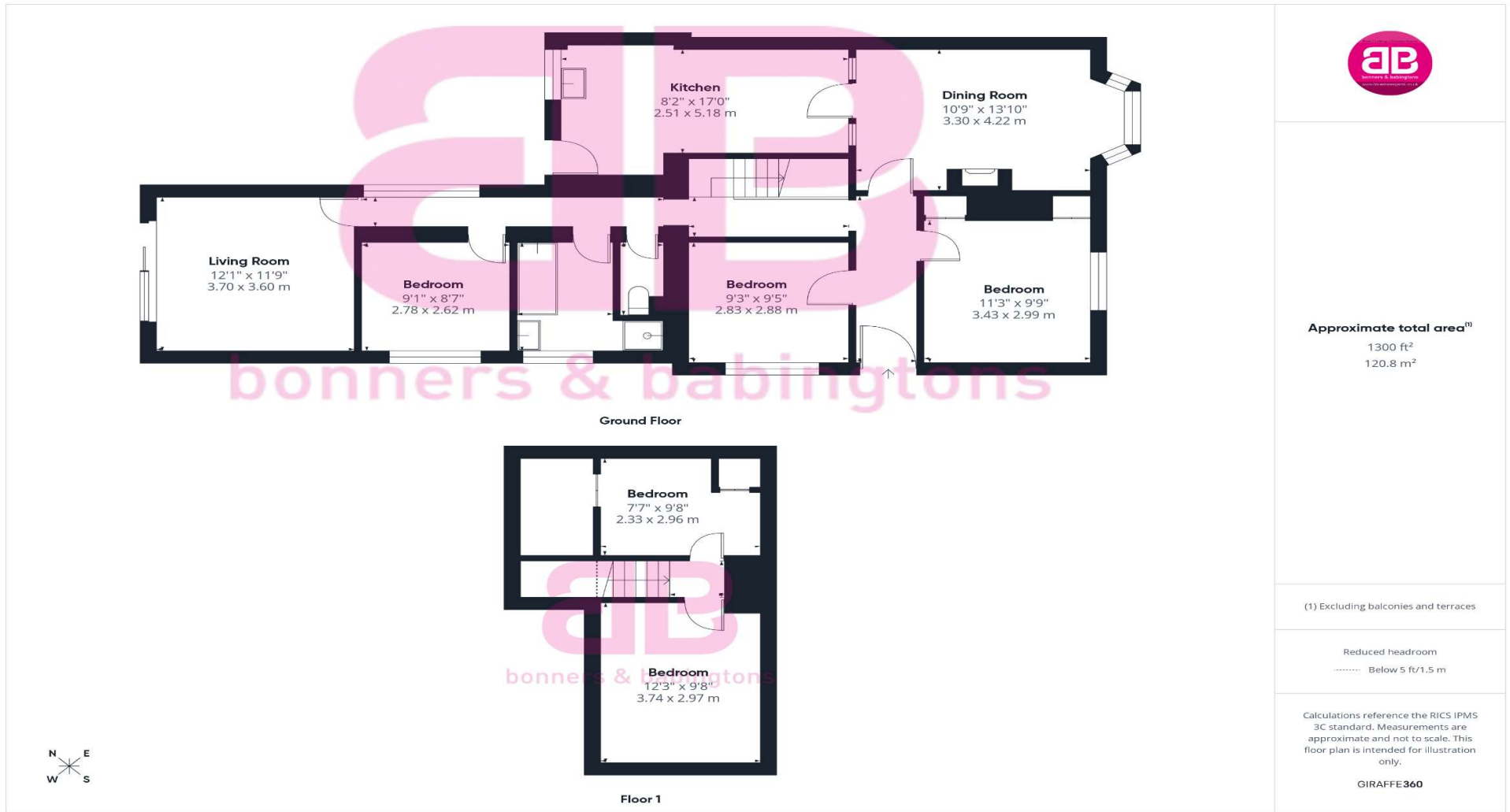
The charming market town of Princes Risborough boasts a range of local amenities, including a post office, leisure centre, and various shops such as Tesco, Marks & Spencer Simply Food, and Costa Coffee. For more extensive shopping and leisure options, High Wycombe, Aylesbury, and Oxford are all within 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

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs to be improved	D		
Needs significant improvement	E		
Needs urgent improvement	F		
Very energy inefficient - higher running costs	G		
		74	74



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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