



bonners & babingtons

Westmead
Princes Risborough

Westmead Princes Risborough Buckinghamshire HP27 9JG

Guide Price £450,000

Situated on the sought-after Westmead in Princes Risborough, this charming three-bedroom, semi-detached house enjoys a quiet residential setting within easy reach of Monks Risborough railway station, the town centre, and local playing fields. This house has a light and airy feel throughout.

The property offers well-balanced accommodation throughout and has been lovingly maintained over the years, presenting an excellent opportunity for a new owner to modernise and personalise to their own taste. There is also potential to extend, subject to the necessary planning permissions.

Upon entering, a welcoming entrance hallway provides useful understairs storage and leads through to a spacious open-plan lounge/dining room, creating an ideal space for both everyday living and entertaining. Off the dining area is a versatile additional reception room which has previously been utilised as a bedroom, home office, and snug, offering flexibility to suit a variety of lifestyles. To the rear, the kitchen is fitted with a range of waist-height cabinetry and enjoys attractive views over the generous garden.

Upstairs are two double bedrooms. The main bedroom overlooks the front garden and surrounding countryside, while the second bedroom enjoys delightful views across the rear garden. These rooms are served by a family bathroom fitted with a bath and overhead shower.

Externally, the standout feature of this home is the impressive rear garden, extending to approximately 100ft in length. A true haven for keen gardeners and those who appreciate green space, the garden features patio seating areas, mature shrubs, established trees, and a high degree of privacy. The substantial outdoor space offers endless possibilities for cultivation, relaxation, and family enjoyment.

To the front, a generous driveway provides parking for multiple vehicles and leads to a garage.

A wonderful opportunity to acquire a well-loved house in a desirable location, offering excellent potential and a remarkable garden setting.





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 main line rail service to London (Marylebone - 35 minutes) and the Midlands.

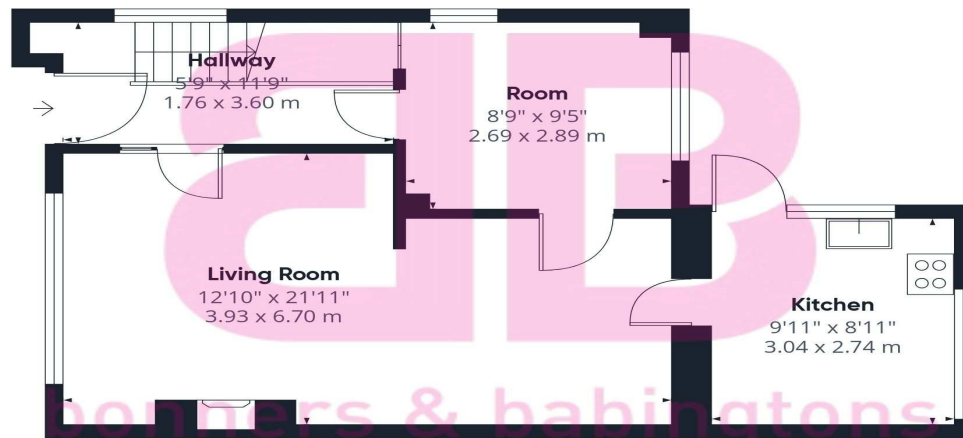


Tenure: Freehold
Council Tax Band: D

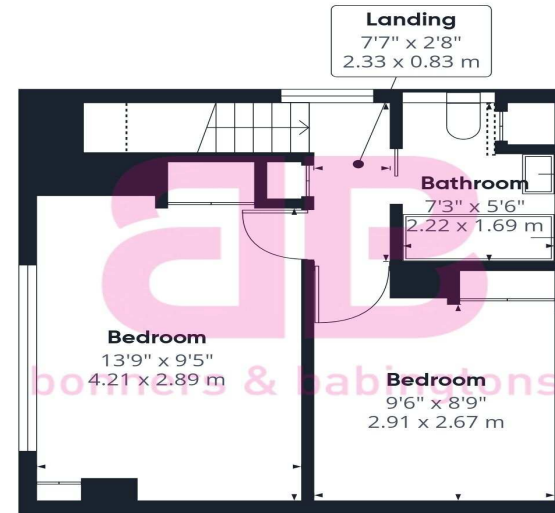
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
101-155 kWh/m ²	A			101-115 g/kWh	A		
81-100 kWh/m ²	B			116-130 g/kWh	B		
61-80 kWh/m ²	C			131-145 g/kWh	C		
41-60 kWh/m ²	D			146-160 g/kWh	D		
21-40 kWh/m ²	E			161-185 g/kWh	E		
1-20 kWh/m ²	F			186-220 g/kWh	F		
0 kWh/m ²	G			> 220 g/kWh	G		

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1,075 ft

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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