

bonners & babingtons

Bell Lane
Princes Risborough
Buckinghamshire
HP27 0DD

Offers in Excess of £485,000

Situated in the heart of the highly sought-after market town of Princes Risborough, this beautifully maintained three-bedroom semi-detached home has been lovingly owned and meticulously cared for by the owners for many years. Offering spacious, light-filled accommodation throughout, this delightful property combines comfortable family living with exciting potential to modernise and create a home tailored to your own style.

Perfectly positioned within walking distance of the town centre, highly regarded local schools and the mainline railway station with direct services to London Marylebone, this is an ideal home for families, commuters and those looking to enjoy everything this thriving market town has to offer.

Upon entering the property, you are welcomed by a bright and airy entrance hallway, setting the tone for the spacious accommodation found throughout the home. The generous lounge is flooded with natural light from the attractive bay window overlooking the front and provides an inviting space to relax, centred around a feature fireplace.

To the rear of the property, the accommodation opens into a fantastic open-plan kitchen and dining area, creating the heart of the home. The kitchen offers an excellent range of fitted cupboards, generous worktop space and room for modern family living, while the adjoining dining area comfortably accommodates a family dining table, making it the perfect setting for everyday meals or entertaining guests. Sliding doors lead seamlessly into a delightful sunroom, which enjoys pleasant views over the rear garden and offers a tranquil space to unwind all year round.

A further reception room provides exceptional versatility and could easily be utilised as a fourth bedroom, family room, children's playroom, home office or hobby room depending on individual requirements. Completing the ground floor is a downstairs WC and internal access to the single garage, which offers excellent storage, workshop potential or secure parking.

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom is a generous double with views over the garden, whilst the second double bedroom has views over the local countryside and of the Whiteleaf Cross. A comfortable third bedroom provides an ideal child's bedroom, nursery or home office and also features built-in wardrobes, maximising storage throughout. These bedrooms are served by a well presented shower room, thoughtfully designed with a contemporary suite.

Outside, the enclosed rear garden has been maintained and is predominantly laid to lawn, complemented by mature planting and well-established borders, creating a private and peaceful outdoor space perfect for relaxing, gardening or entertaining family and friends during the summer months. To the front, a generous driveway provides off-road parking for up to three vehicles, in addition to access to the single garage.

Homes in this central location are always in high demand, offering the convenience of being just a short stroll from Princes Risborough's excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with highly regarded primary and secondary schooling. The nearby Chiltern Hills provide an abundance of beautiful countryside walks, whilst the mainline railway station offers direct links into London Marylebone, making this an excellent choice for commuters.















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.

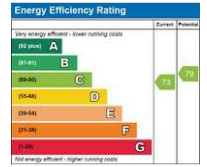
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

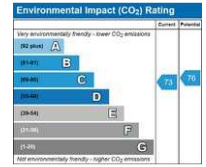


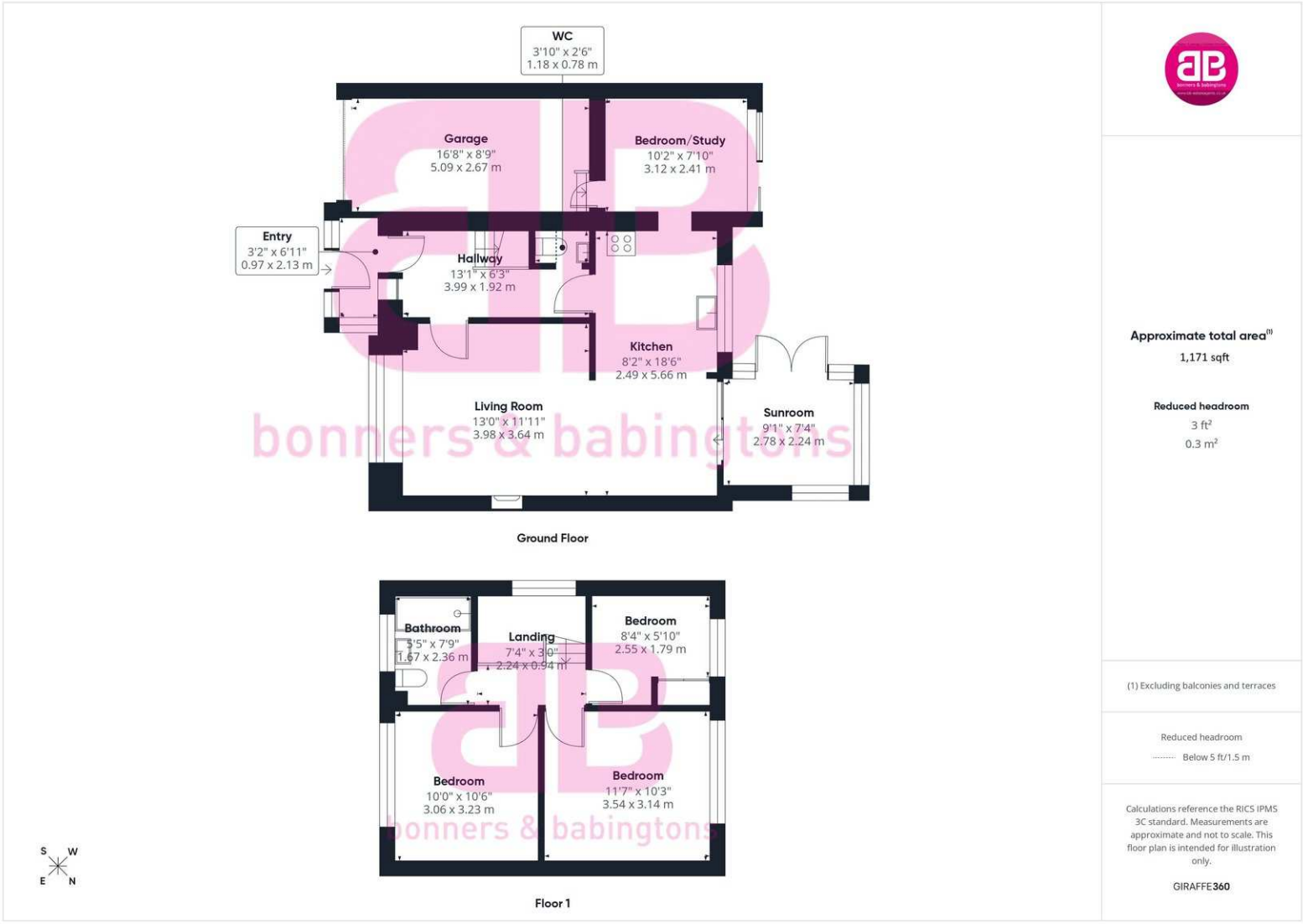


Tenure: Freehold

Council Tax Band: D







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