



bonners & babingtons

Bell Lane  
Princes Risborough

**Bell Lane  
Princes Risborough  
Buckinghamshire  
HP27 0DD**

**Guide Price £500,000**

Situated in the heart of the sought-after market town of Princes Risborough, this beautifully renovated and extended three-bedroom semi-detached home combines contemporary style with generous living space in a superb central location.

Lovingly owned by the current family for many years, the property has been thoughtfully modernised throughout to create a stylish, practical home ready to move straight into.

A welcoming entrance leads to a thoughtfully extended ground floor designed for modern family living. The newly fitted kitchen sits at the front of the property and features sleek handleless units, wood-effect flooring, generous worktops and integrated appliances, including a fridge freezer and dishwasher. A separate home office provides an ideal workspace, while a useful utility room offers additional storage and laundry facilities.

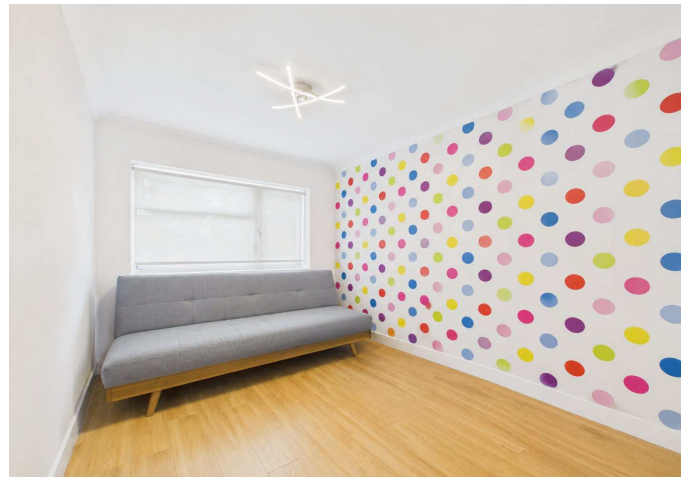
To the rear, the spacious open-plan living and dining room is filled with natural light and provides an excellent space for relaxing or entertaining. This flows seamlessly into a bright conservatory overlooking the rear garden, creating a versatile additional reception room. A modern cloakroom completes the ground floor.

Upstairs, the property offers three well-proportioned double bedrooms, all benefiting from excellent natural light and space for freestanding furniture. The recently refitted family bathroom features a panelled bath with overhead shower, large vanity unit, contemporary sanitaryware and stylish stone-effect tiling.

Outside, the enclosed rear garden is mainly laid to lawn with mature planting, offering a private setting for families and keen gardeners alike. A generous patio with a contemporary sun sail provides the perfect space for outdoor dining and entertaining. To the front, a private driveway provides off-road parking for multiple vehicles, complemented by attractive mature planting.

Bell Lane is within easy walking distance of Princes Risborough's shops, cafés, restaurants, highly regarded schools and the mainline railway station, offering direct services to London Marylebone, making it an ideal choice for commuters.

Beautifully presented and thoughtfully extended, this exceptional family home offers spacious accommodation, stylish interiors and an enviable central location. Properties of this quality are rarely available, and early viewing is highly recommended.





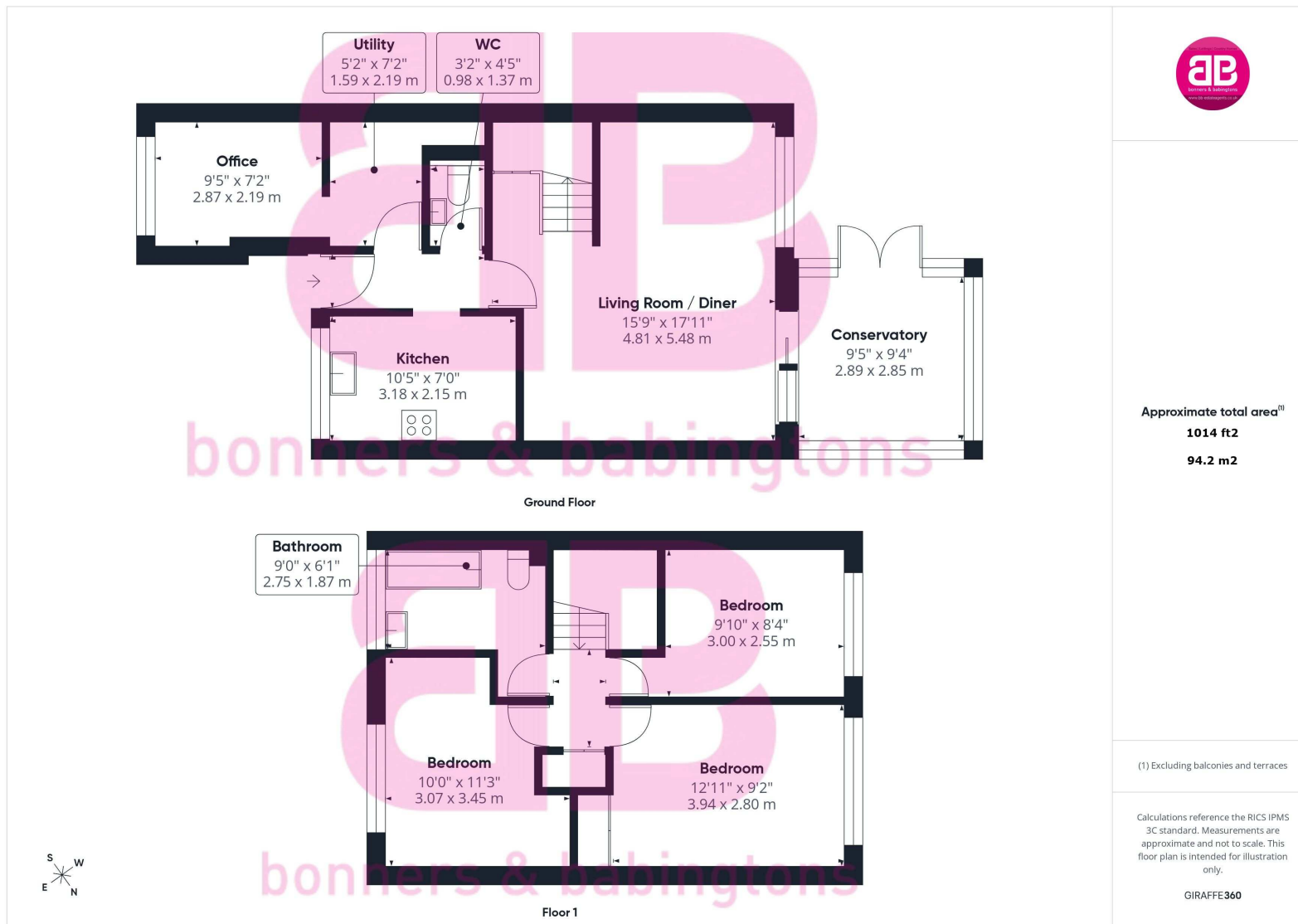
## Princes Risborough

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



**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

78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

**01844 343661**

risborough@bb-estateagents.co.uk

