

bonners & babingtons

Westmead
Princes Risborough

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Buckinghamshire
HP27 9HP
Guide Price £600,000



An attractive and well-proportioned three-bedroom family home, offering spacious and versatile accommodation, three double bedrooms, a delightful conservatory, generous driveway parking and a private, low-maintenance rear garden, situated in a desirable residential location in Princes Risborough.
Upon entering the property, you are welcomed into a bright and spacious sitting room, offering an inviting space for both relaxing and entertaining. The room benefits from a charming brick-built fireplace, while large windows provide plenty of natural light, enhancing the welcoming atmosphere.

The ground floor also features a separate WC, dining room providing an excellent space for family meals and entertaining guests. Conveniently positioned adjacent to the kitchen, the dining room enjoys sliding doors opening into the conservatory, creating a lovely connection between the living accommodation and the garden.

The kitchen is fitted with a comprehensive range of traditional shaker-style wall and base units, complemented by wood-effect worktops and tiled splashbacks. Integrated appliances include a gas hob and double oven, while a large window overlooking the garden allows natural light to fill the room.

A separate utility room provides further practicality, with additional fitted cupboards, worktop space and room for laundry appliances. There is also a door providing external access.

Completing the versatile ground floor accommodation is a useful study area, ideal for those working from home. Featuring extensive glazing and French doors opening onto the garden, the conservatory offers a wonderful additional reception space to enjoy throughout the year.





The first floor offers three well-proportioned double bedrooms, providing comfortable and versatile accommodation suitable for families, guests or those requiring additional space to work from home.

The principal bedroom is a particularly spacious and beautifully presented double room. A large window allows plenty of natural light to fill the room, creating a bright and relaxing retreat.

The second bedroom is another generously sized double, also benefiting from an impressive range of fitted wardrobes and overhead storage. The room enjoys a pleasant outlook through its wide window.

The third bedroom is a further comfortable double room. This room would also lend itself well to use as a guest bedroom or home office.

To the front of the property is an impressive block-paved driveway, providing generous off-road parking for multiple vehicles.
To the rear is a delightful, enclosed garden, thoughtfully designed with ease of maintenance in mind. Predominantly laid to paving, the garden provides an excellent space for outdoor dining & entertaining. Established shrubs, planting borders and mature hedging add greenery and interest, while a charming seating area provides an ideal spot to enjoy the peaceful surroundings. The garden also benefits from direct access to the conservatory.













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: F



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