

bonners & babingtons

Summerleys Road
Princes Risborough
Buckinghamshire
HP27 9DT

Offers Over £585,000

Situated on the ever-popular Summerleys Road in the heart of Princes Risborough, this beautifully extended three-bedroom semi-detached family home offers generous living accommodation, charming character features, and the convenience of being just a five-minute walk from the mainline train station with direct links into London.

From the outset, the property makes a wonderful first impression, boasting a private driveway, well-maintained front garden, and attractive kerb appeal. Upon entering, you are immediately welcomed by a warm and homely ambience that sets the tone for the rest of this delightful home.

To the front of the property, the first reception room, currently used as a snug/playroom features a charming bay window and a character fireplace, creating a cosy yet versatile space. Bespoke blinds have been thoughtfully fitted, enhancing both style and practicality.

Continuing through the ground floor, you are greeted by the stunning main lounge. Beautiful hardwood flooring flows underfoot, while a large window floods the space with natural light. A generous storage cupboard provides practicality, and the fireplace curated with elegant pearl tiles and a wooden surround forms a striking focal point, perfect for relaxing evenings with family and friends.

At the heart of the home lies the open-plan kitchen/diner. Dual-aspect windows ensure the space is bright and airy, while the shaker-style cabinetry, fitted appliances, and farmhouse-inspired tiling create a timeless and stylish finish. French doors open seamlessly onto the rear patio, effortlessly blending indoor and outdoor living, ideal for entertaining. The ground floor further benefits from a practical boot room and cloakroom, adding everyday convenience for modern family life.

The first floor comprises two well-proportioned double bedrooms, both complete with built-in wardrobes, alongside a contemporary family bathroom featuring a three-piece suite with bathtub, separate shower and pleasant views over the rear garden.

Occupying the top floor is the final bedroom, currently arranged as a luxurious principal suite. This impressive space includes a walk-in wardrobe area, presently utilised as a functional home office, offering flexibility to suit a variety of lifestyle needs.

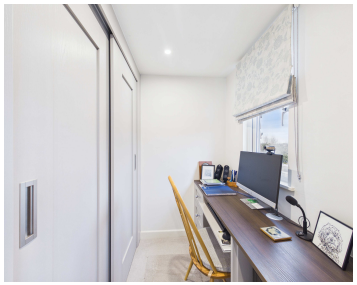
Externally, the property enjoys an extensive rear garden, complete with a generous patio area, perfect for al fresco dining and summer gatherings. The remainder provides ample lawn space for children, pets, or keen gardeners alike.



















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 -

Tenure: Freehold

Council Tax Band: D



Approximate Gross Internal Area
Ground Floor = 69.8 sq m / 751 sq ft
First Floor = 38 sq m / 409 sq ft
Second Floor = 23.9 sq m / 257 sq ft
Total = 131.7 sq m / 1,417 sq ft

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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