



bonners & babingtons

**Primrose Lodge, High Street
Princes Risborough**

Primrose Lodge High Street Princes Risborough HP27 0AE

Price £600,000

A fantastic opportunity to purchase this newly built 2/3 bedroom detached home positioned centrally within the town of Princes Risborough. The property been finished to an extremely high specification throughout and benefits from two parking spaces which is rare to have in a town centre location.

The property accommodation comprises of the following, an entrance hallway with downstairs W.C and understairs storage cupboard, dual aspect living room and a large open plan kitchen / family room with Bi-fold doors opening to the rear garden. The kitchen is of a high specification and benefits from solid quartz worksurfaces, under unit lighting and built in appliances including a fridge / freezer, dishwasher, washing machine & tumble dryer.

Upstairs you will find a spacious landing linking to two double bedrooms, both with fitted wardrobes, a study / bedroom 3 and a modern family bathroom with bath and overhead shower.

Bi-Fold doors from the kitchen / family room take you out a private garden with patio area and lawn as well as side access which leads to the parking. There are two allocated parking spaces for the property, one is located down the side of the property and a second in the car park right next door. There is also an EV charging point for anyone who has an electric car.

Other notable features include, mains gas central heating system run via an Air Source heat pump which is super-efficient. There is underfloor heating on ground level, which is a wet system, double glazed windows throughout, loft space for storage and a ABC Warranty.





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.

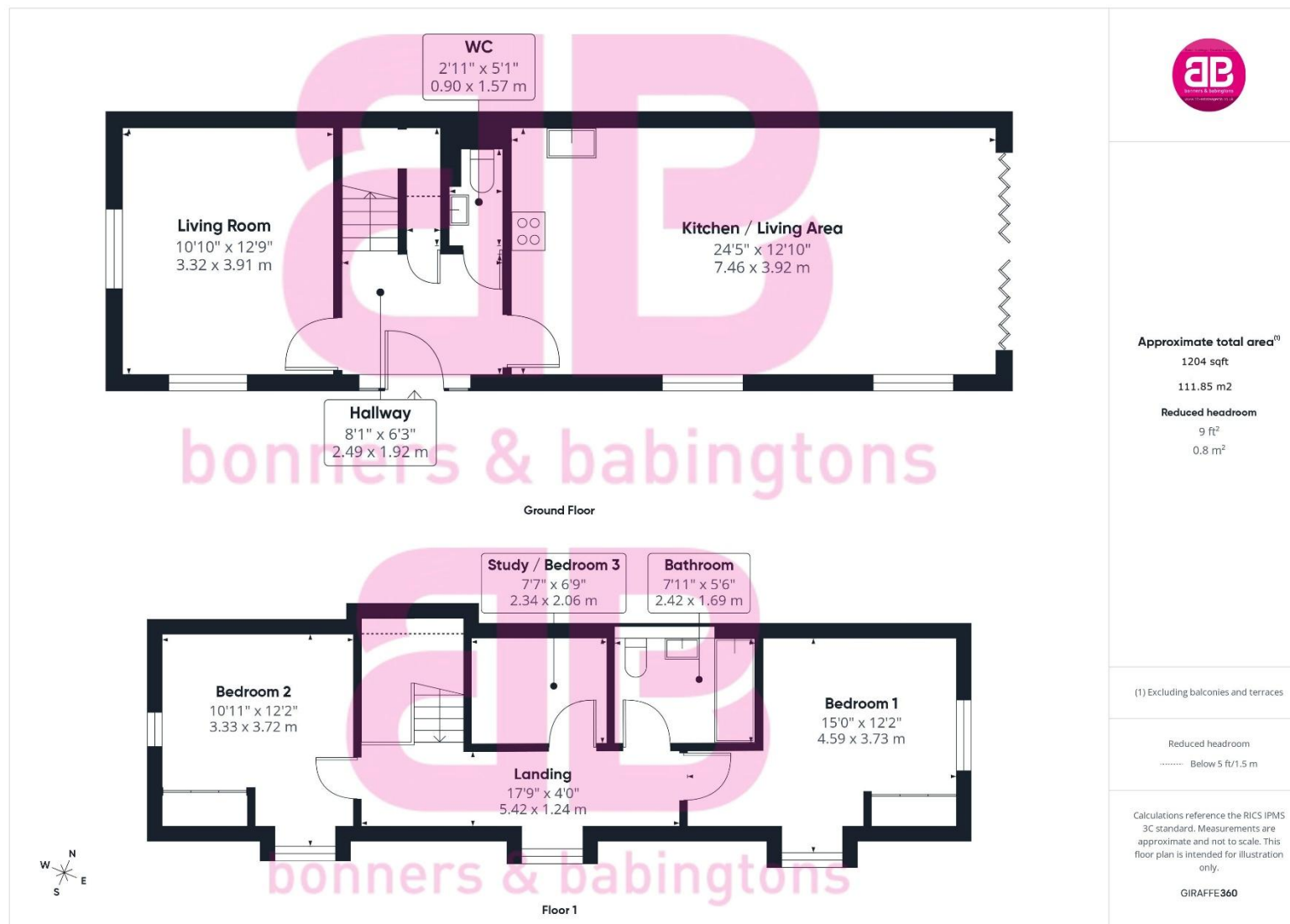
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



Council Tax Band - TBC

Tenure - Freehold

EPC Rating - B



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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