



hanners & babingtons

Princes Place  
Princes Risborough



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Princes Risborough  
Buckinghamshire  
HP27 0EJ

Guide Price - £525,000

A beautifully presented three bedroom semi-detached family home positioned down a quiet road within the sought after town of Princes Risborough. The property is within a short walk of the town and mainline train station with excellent amenities, super markets, schools and transport links.

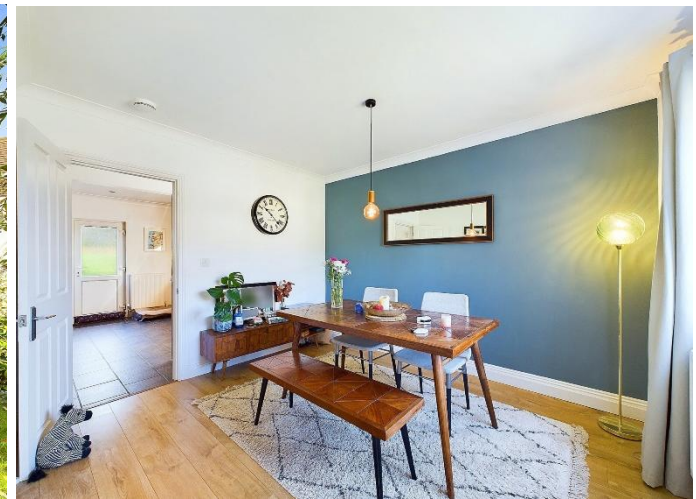
The property accommodation comprises of the following, entrance hallway, light and airy living room with functioning wood burner, perfect for those cold winter evenings, separate dining room and a spacious, modern kitchen / breakfast room with downstairs toilet.

Upstairs you will find a landing linking to two good sized double bedrooms, both with built in wardrobes, a further single bedroom and a modern family bathroom with bath and over head shower.

To the rear, a door from the kitchen leads you out to a good sized, sunny rear garden with patio area and decking area, perfect for alfresco dining during the summer months.

To the front, a gravelled driveway with parking for two cars and a pretty front garden with side access leading to the rear of the property.

Other notable features include, mains gas central heating system, double glazed windows and loft storage.







## 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.

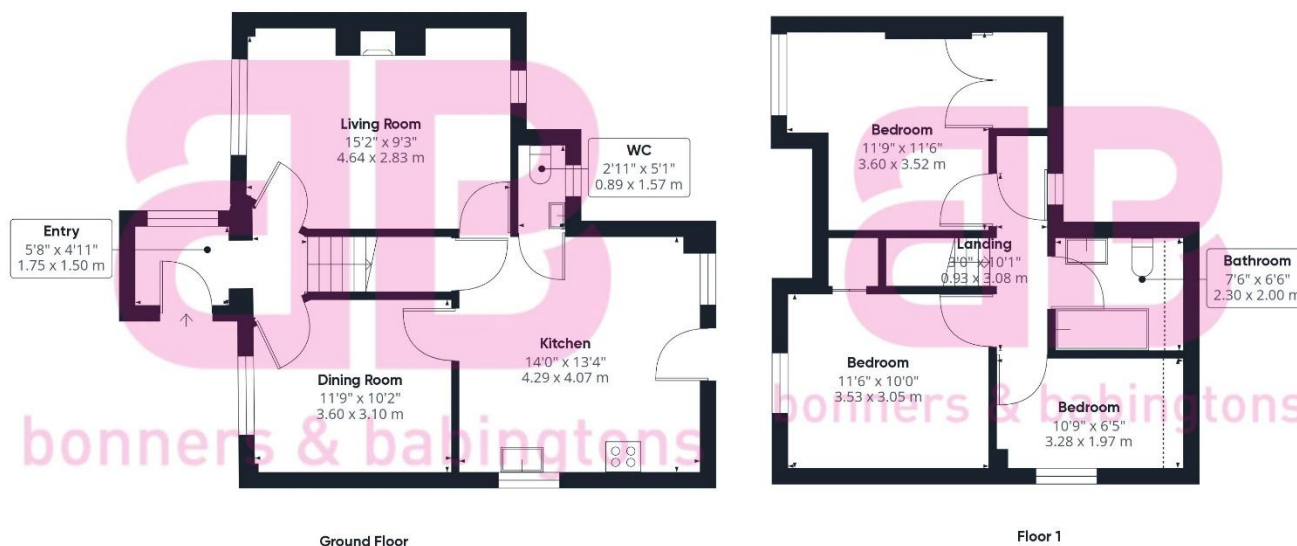
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



## EPC RATING - E

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (95-100)		
B (85-95)		
C (75-85)		79
D (65-75)		
E (55-65)	49	
F (45-55)		
G (35-45)		
Not energy efficient - higher running costs		
England & Wales		





**Approximate total area<sup>(1)</sup>**

974.78 ft<sup>2</sup>

90.56 m<sup>2</sup>

**Reduced headroom**

13.89 ft<sup>2</sup>

1.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**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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