



Hawthorn Road  
Princes Risborough



bonners & babingtons

Hawthorn Road,  
Princes Risborough  
HP27 0BT

Offers in Excess of  
£435,000

Enjoying elevated views over Princes Risborough and beyond a three bedroom semi-detached home which is in need of some improvement. The property has a kitchen dining room, living room, large west facing rear garden and its own drive to a detached garage. It also has gas central heating.

Constructed in the late 1940`s early 50`s this pleasant home is positioned on the last road out of Princes Risborough so the Ridgeway and wonderful Chilterns countryside are very close to hand. The pretty market town of Princes Risborough is again close by so one has the benefit of both worlds.

Planning approval has been granted for construction of a single story front extension and part single, part two storey side/rear extension. This would create a fourth bedroom and family bathroom. Internal viewing strongly recommended.





Internal viewing strongly recommended.

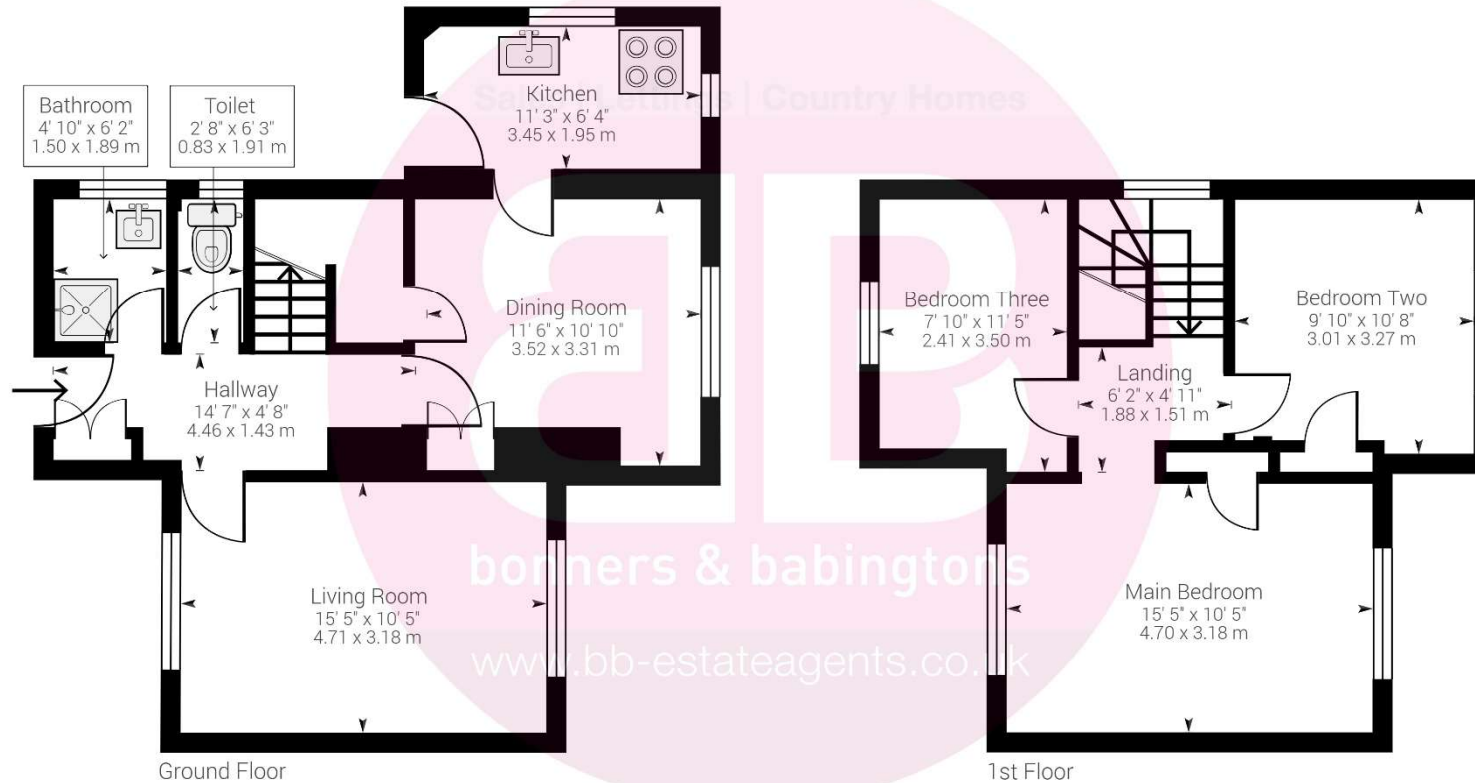
### Princes Risborough

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 - 36 minutes) and the





Approximate net internal area: 907.00 ft<sup>2</sup> / 84.26 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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