





# Hill View, Saunderton, Buckinghamshire, HP14 4HY

Price - £375,000

Presented in excellent order throughout a three-bedroom end of terrace gas centrally heated home situated in the convenient village of Saunderton. The accommodation includes living room, fitted kitchen/dining room, first floor bathroom and office. A pleasant rear and front gardens and drive to a single garage.

Upon entering the property, the first impression is its condition. The property is in excellent order throughout. The current owners have lovingly upgraded and improved the property since owning it. Improving the central heating system installing a new boiler approximately 8 years ago, new plumbing and new wiring where necessary. The kitchen is in excellent order being fitted with fitted double oven gas hob with extractor over, fridge and freezer. Off the dining area are double doors into what was the garden room and now turned into a study/office.

Upstairs there are three bedrooms, from the master views of the Chiltern Hills can be seen. The bathroom has been upgraded to now offer a well-planned room.

Outside the rear garden is mainly laid to grass with a small patio area and a useful storage shed. The front again mainly laid to lawn with a driveway leading to a single garage, which has a utility area at the rear.







## Saunderton

Saunderton lies approximately 4 miles equidistant between High Wycombe and Princes Risborough, within the catchment area of the highly regarded primary schools at Bledlow Ridge and Walters Ash where there is also a Co-Op store.

Within the village are two public houses whilst more extensive shopping and other facilities are available in the nearby towns.

Saunderton station provides a fast and efficient rail link with London Marylebone (35 minutes) and the midlands whilst M40(J4) is within 5 miles.

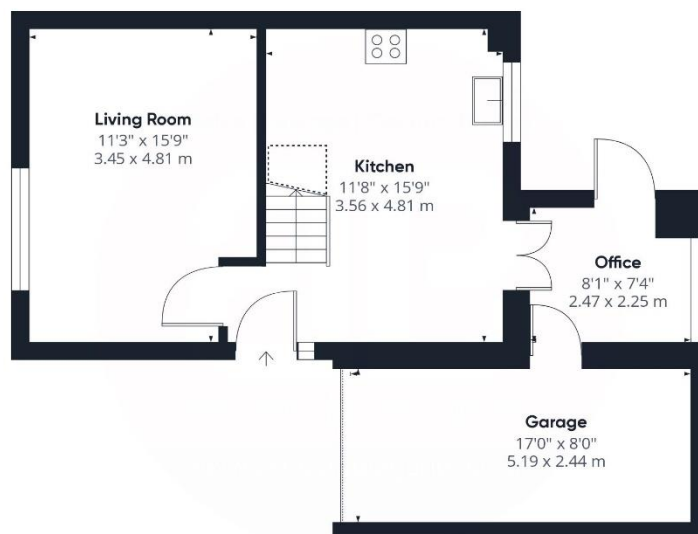


EPC RATING – E

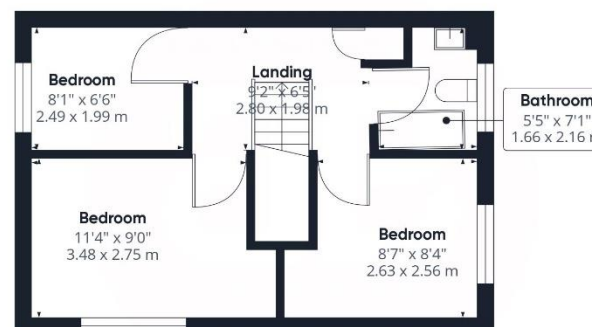
COUNCIL TAX BAND - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>		
(39-47) <b>F</b>		40
(1-38) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





Ground Floor



Floor 1

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

896.58 ft<sup>2</sup>  
83.29 m<sup>2</sup>

**Reduced headroom**

11.24 ft<sup>2</sup>  
1.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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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

78 High Street, Princes Risborough,  
Buckinghamshire, HP27 0AX

**01844 343661**

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