



Shortborough Avenue
Princes Risborough

Shortborough Avenue Princes Risborough Buckinghamshire HP27 9HT

Offers Over - £400,000

A well presented two bedroom semi-detached bungalow with tons of extension potential which is in need of modernisation. The property is located down a quiet road within the sought after town of Princes Risborough and is within walking distance of the town with lots of amenities, supermarkets and transport links.

The property accommodation comprises of the following, entrance porch, good sized living room with sun tunnel adding lots of natural light as well as a gas fireplace flowing through to the conservatory, separate kitchen with door leading to rear garden, shower room with walk in shower and two good sized double bedrooms both with fitted wardrobes.

To the rear, a door from the kitchen leads you out to a good sized, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There are plenty of borders for planting flowers as well as a vegetable patch, sheds, two greenhouse's and a wooden built shed which is a handy place to store all your garden tools.

To the front you will find a large driveway way parking for multiple vehicles, a single garage with roll up door and a well maintained front garden.

There is ample amount of development opportunity with this property as many other bungalows have extended to the rear and also converted the loft space. (SUBJECT TO PLANNING)

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

NO UPPER CHAIN!





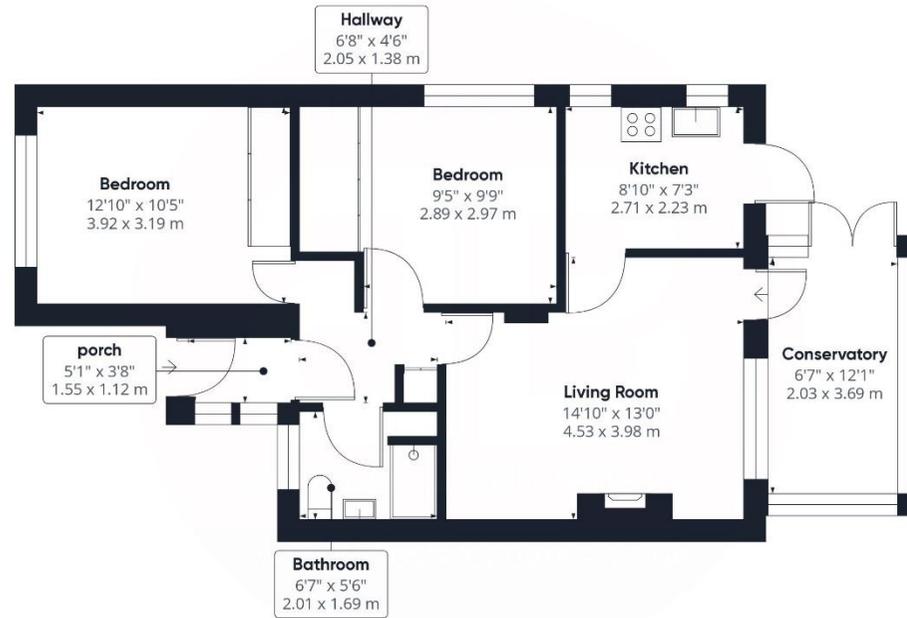
Princes Risborough

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 – TBC

COUNCIL TAX BAND - D



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
876.08 ft²
81.39 m²

(1) Excluding balconies and terraces

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

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