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bonners & babingtons

Chiltern Close
Princes Risborough

Chiltern Close Princes Risborough Buckinghamshire HP27 0EA

Offers Over - £500,000

An immaculately presented three bedroom semi-detached family home in with extension potential subject to planning. The property is positioned within a quiet road in the heart of Princes Risborough town and is within walking distance of the town centre, schools and the main line train station linking directly to London, Marylebone in approximately 35 minutes.

The property accommodation comprises of the following, entrance porch, hallway with downstairs toilet, living room with gas fireplace, dining room and a separate kitchen with door leading to rear garden.

Upstairs you will find a landing leading to two double bedrooms, both with fitted wardrobes. further single bedroom with storage cupboard and a good sized family bathroom with bath and separate shower.

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 as well as a small summer house, shed and greenhouse. There is also a door from the terrace area which takes you in to the single garage which has power.

To the front you will find a pretty front garden, concrete driveway with parking for two cars, ample on street parking and shared side access leading to the rear garden.

This property has a lot of scope to extend over the garage to create a fourth bedroom. (Subject to planning) There is also the opportunity to add a single storey extension to the rear, this would open up the downstairs accommodation further. (Permitted development upto 3m)

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

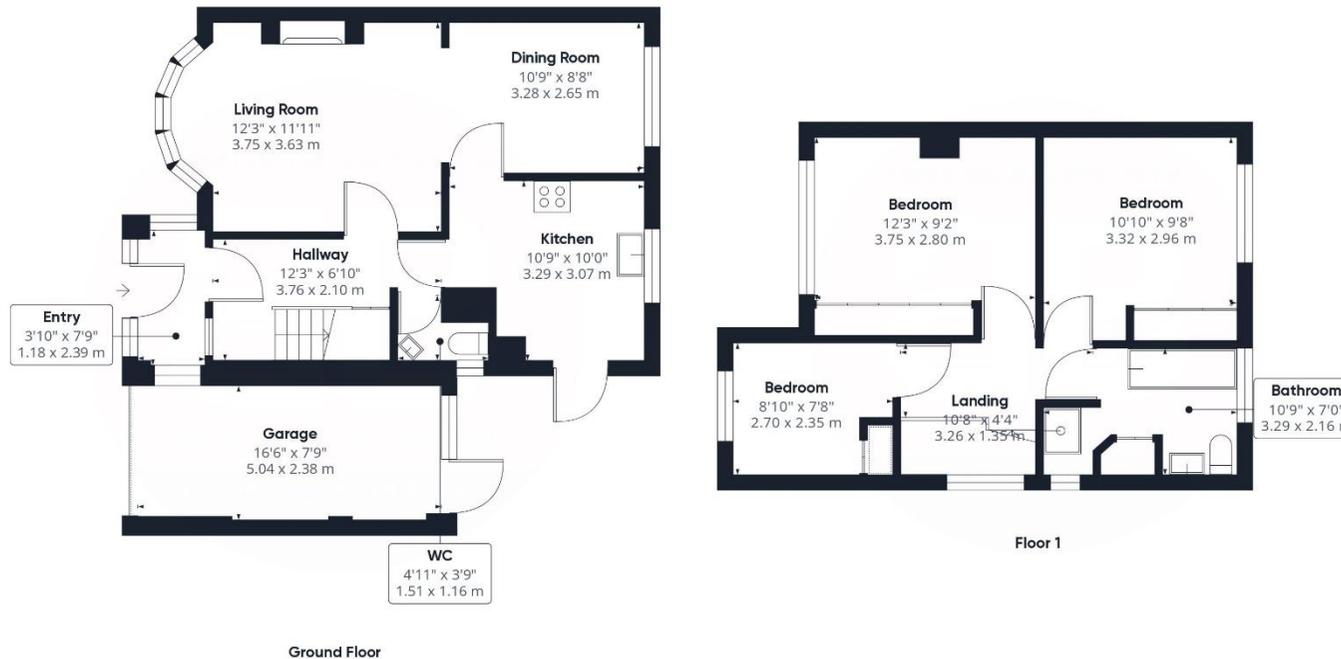




Princes Risborough

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



Approximate total area⁽¹⁾

1044.46 ft²
97.03 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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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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