



Queen Street
Piddington



bonners & babingtons

Queen Street, Piddington, Buckinghamshire HP14 3BW

Price £490,000

A beautifully presented 3 bedroom extended home situated in the popular village of Piddington enjoying elevated panoramic country views and benefiting from excellent transport links.

The accommodation briefly comprises entrance hall, living room with log burner, superb 'open plan' kitchen/dining room, family room with vaulted ceiling and Bi-Fold doors opening onto the rear entertaining terrace with lovely views and ground floor cloakroom. On the first floor the landing gives access to the loft space, 3 bedrooms and family bathroom. Outside there is a large sunny landscaped rear garden with good size decked entertaining area ideal for Alfresco dining and expanse of lawn beyond, storage shed and larger than average garage with driveway parking to the front. The property also benefits from double glazing and oil fired central heating.

Piddington is a semi-rural village situated off the A40 between Oxford and High Wycombe. Close by is the historic village of West Wycombe with its High Street dating back to the 16th Century and its famous Hell Fire Caves and a choice of local shops and public houses.

A much greater range of shopping and leisure facilities can be found in High Wycombe and Princes Risborough. West Wycombe Combined School provides education for 4 - 11 year olds, whilst





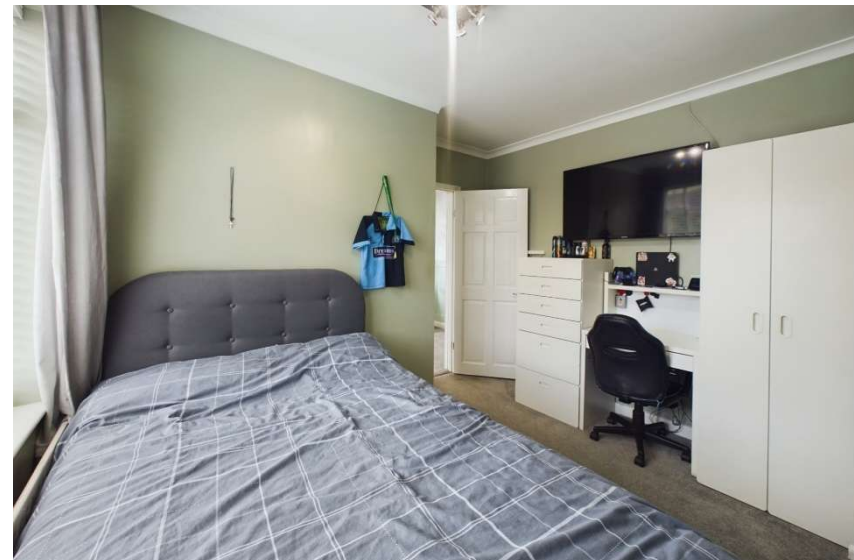
grammar schools can be found in High Wycombe and a secondary school in Princes Risborough.

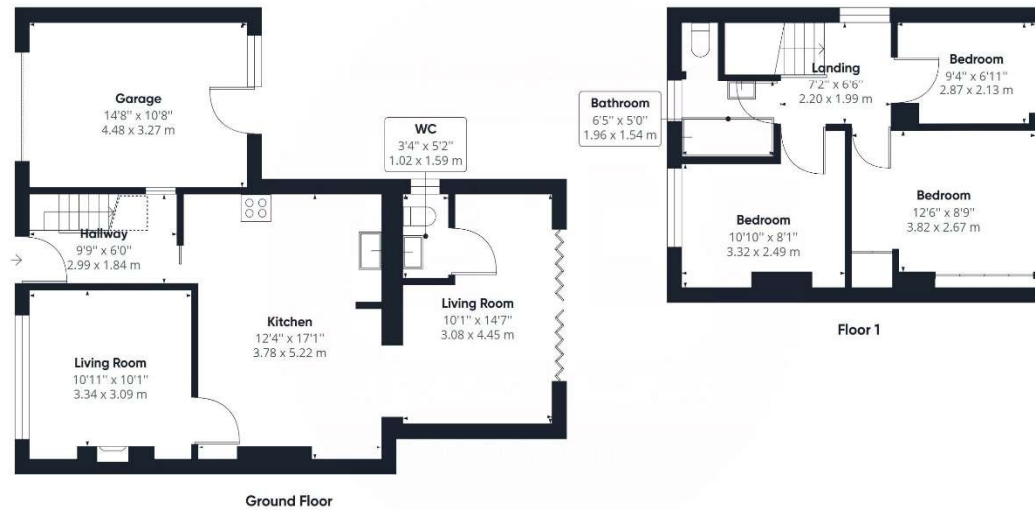


A mainline station can be found in High Wycombe with services to London Marylebone in about 31 minutes. There are excellent links to the motorways, with Junction 5 of the M40 being within easy reach, giving access to central London, M25 and the North.



Council Tax Band D
EPC - TBC





Approximate total area⁽¹⁾

1082.73 ft²
100.59 m²

Reduced headroom

10.34 ft²
0.96 m²

(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

1 Karenza, Wycombe Road,
Stokenchurch, Buckinghamshire, HP14
3DA

01494 485560

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