



bonners & babingtons

Merton Road
Princes Risborough

Merton Road Princes Risborough Buckinghamshire HP27 0DR

Offers Over - £500,000

A well presented three bedroom semi-detached family home with a garden which is approximately 200ft in length. The property is located within a quiet cul-de-sac within the highly regarded town of Princes Risborough and is within a stones throw of the secondary school, countryside walks and the town!

The property accommodation comprises of the following, entrance porch and hallway with understairs cupboard, open plan kitchen / diner flowing through to the good sized living room with functioning wood burner. The kitchen is well appointed and benefits from waist height and eye level cupboards, fitted dishwasher as well as French doors opening to the rear garden. There is also a door opening to the 'through access' which has a separate utility room, large storage cupboard and a downstairs toilet.

Upstairs you will find two good sized double bedrooms, one with views over looking the local town and the second with built in wardrobes. There is also a further single bedroom as well as a modern family bathroom with bath and over head shower.

To the rear, French doors from the kitchen / diner lead you out to the private, sunny rear garden which is approximately 200ft with greenhouse, garden shed with power and vegetable patches.

To the front there is a large brick laid driveway with parking for 4 vehicles as well as 'through access' to the rear garden.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space which is partly boarded with power and lighting.



A bright, modern kitchen and dining area. The dining table is made of light wood, and the kitchen features light wood cabinets, a dark countertop, and a built-in oven. A large glass door leads to a garden. The room has a white ceiling with recessed lights and a white wall with a framed picture of a boat.

A photograph of a bedroom. A bed with a blue duvet cover is positioned against a light-colored wall. Above the bed is a window with a decorative, patterned frame. A single light fixture hangs from the ceiling. The room has a carpeted floor and a white baseboard.

A photograph of a modern bedroom. A large bed with a patterned duvet and a metal frame is the central feature. To the right is a wooden wardrobe and a television on a stand. A window in the background offers a view of a city. The room has a contemporary feel with a track light fixture on the ceiling.

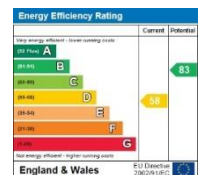


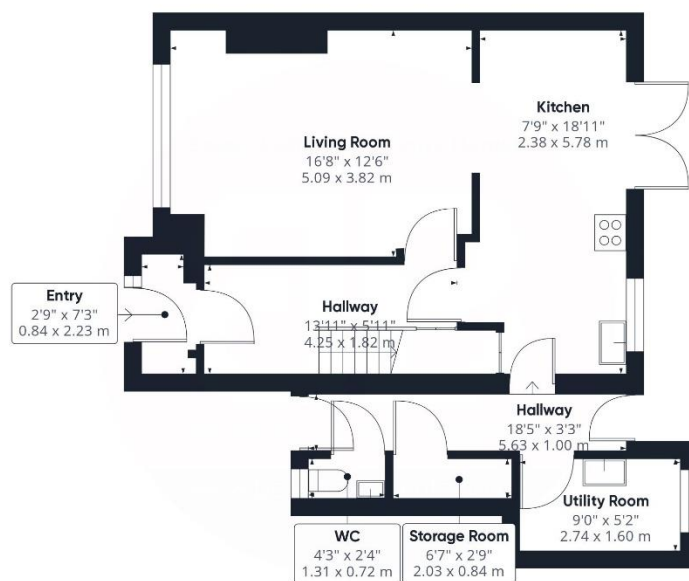
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		83
C (69-80)		
D (55-68)	58	
E (45-54)		
F (35-44)		
G (2-34)		
Least energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC





Ground Floor



Floor 1

Approximate total area¹¹
1027.15 ft²
95.43 m²

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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