



bonners & babingtons

Oak Road  
Princes Risborough



# Oak Road, Princes Risborough, Buckinghamshire, HP27 0BW

**Guide Price - £535,000**

A fantastic opportunity to acquire this stylish three-bedroom semi-detached family home which has been extended, now offering modern, open plan living throughout.

The property is located within the sought after town of Princes Risborough with excellent transport links, amenities & schools close by.

The accommodation comprises of the following, entrance hallway with downstairs cloakroom and storage cupboard, modern kitchen with waist height & eye level cupboards, light and airy living room flowing through to the single storey extension currently being used as a family room / diner with French doors opening to the rear garden.

Upstairs you will find two good sized double bedrooms, further single bedroom and a modern family bathroom with bath and over head shower.

French doors from the family room lead you out to a private, sunny garden with patio area, perfect for alfresco dining perfect for those warm summer months. Views over looking the town can be enjoyed from an elevated position within the garden.

To the front there is a driveway, further on-street parking and a local community green with views overlooking the town for children to play on.

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.

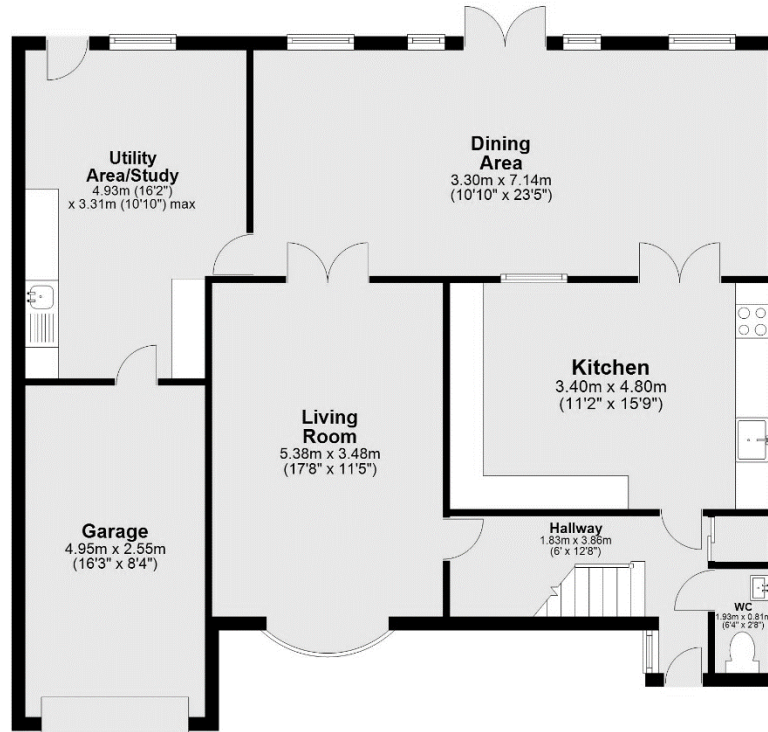


EPC RATING – TBC

COUNCIL TAX BAND - D

### Ground Floor

Approx. 99.2 sq. metres (1067.8 sq. feet)



### First Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 146.9 sq. metres (1580.7 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

#### 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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