Little Park
Princes Risborough

bonners & babingtons

Little Park
Princes Risborough
Buckinghamshire
HP27 0HS

Offers Over £290,000

The ground floor welcomes you into a bright and inviting living room, tastefully decorated in neutral tones and filled with natural light from the front window. The space comfortably accommodates both seating and dining areas, creating a warm and versatile environment for relaxing or entertaining.

An archway leads through to the modern kitchen, fitted with contemporary cabinetry, marble-effect worktops, and integrated appliances. The kitchen enjoys a pleasant outlook onto the rear garden and direct access outdoors — perfect for summer dining or morning coffee in the sunshine.

The first floor comprises a spacious double bedroom, offering ample room for storage and enjoying dual windows that fill the space with light. The modern bathroom features a walk-in shower enclosure, sleek tiling, and chrome fixtures, providing a stylish and functional space. A compact landing area connects the rooms efficiently, maintaining a sense of openness throughout.

To the rear, the private enclosed garden offers a peaceful retreat with a mix of lawn and patio — ideal for relaxing or entertaining. The front garden adds kerb appeal with a neat lawn and seating area, while the detached garage provides secure parking and storage.

The property benefits from gas central heating, double glazing, and mains services, ensuring comfort and efficiency year-round.

Princes Risborough

The charming market town of Princes Risborough boasts a range of local amenities, including a post office, leisure centre, and various shops such as Tesco, Marks & Spencer Simply Food, and Costa Coffee. For more extensive shopping and leisure options, High Wycombe, Aylesbury, and Oxford are all within easy reach.

There are excellent local schools, including both private and state options, as well as grammar schools in nearby High Wycombe and Aylesbury.

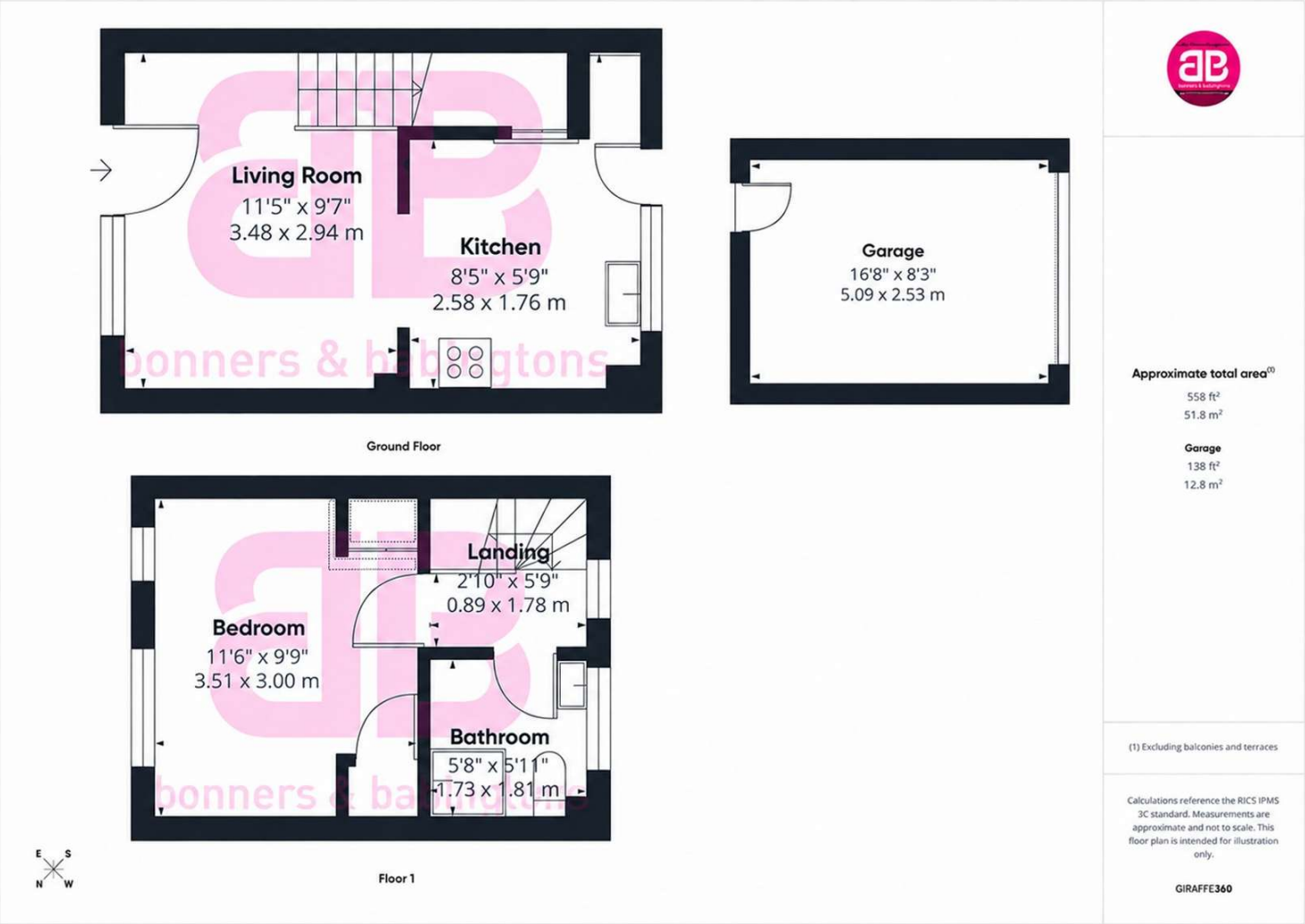
The property is conveniently located just 6 miles from Junction 6 of the M40 motorway, providing quick access to London and the Midlands.

Princes Risborough station offers a direct mainline rail service to London Marylebone in just 35 minutes.

EPC Rating - C

Tenure: Freehold

Council Tax Band: C



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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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