



bonners & habingtons

Chestnut Road
Princes Risborough

**Chestnut Road
Princes Risborough
Buckinghamshire
HP27 0BN**

OIEO £475,000

This bright and beautifully presented three-bedroom semi-detached home offers light-filled interiors, a modern feel, and exceptional potential to extend (subject to the necessary planning permissions), making it an ideal choice for growing families or those looking to create their forever home.

A welcoming entrance hall leads into the spacious living room, where a beautiful bay window overlooks the attractive front green, flooding the room with natural light. A feature fireplace creates a charming focal point, making this a warm and inviting space to relax. The accommodation flows effortlessly through to the dining room, creating an ideal layout for both everyday living and entertaining.

The dining room enjoys built-in storage and features French doors opening onto the generous, sunny rear garden, seamlessly blending indoor and outdoor living. The adjoining kitchen is well positioned and is complemented by a separate utility room, a convenient downstairs W.C., and side access to the property. The boiler has recently been replaced by the current owners.

Upstairs, the bright and airy landing leads to two spacious double bedrooms, a well-proportioned single bedroom, and a family bathroom fitted with a bath and overhead shower. Each bedroom enjoys plenty of natural light, creating comfortable and welcoming spaces throughout.

A true highlight of this home is the impressive rear garden. Exceptionally generous in size and enjoying a sunny aspect, it provides the perfect setting for family life, outdoor entertaining, or keen gardeners. The substantial plot also offers exciting potential to extend the property, subject to the necessary planning permissions, allowing buyers to enhance the already well-balanced accommodation while retaining excellent outdoor space.

Ideally located close to local amenities, excellent transport links, and the beautiful Chiltern Hills, this fantastic home combines bright, modern living with outstanding scope for the future.





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.

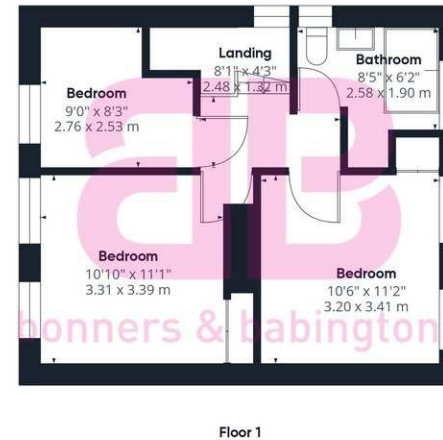
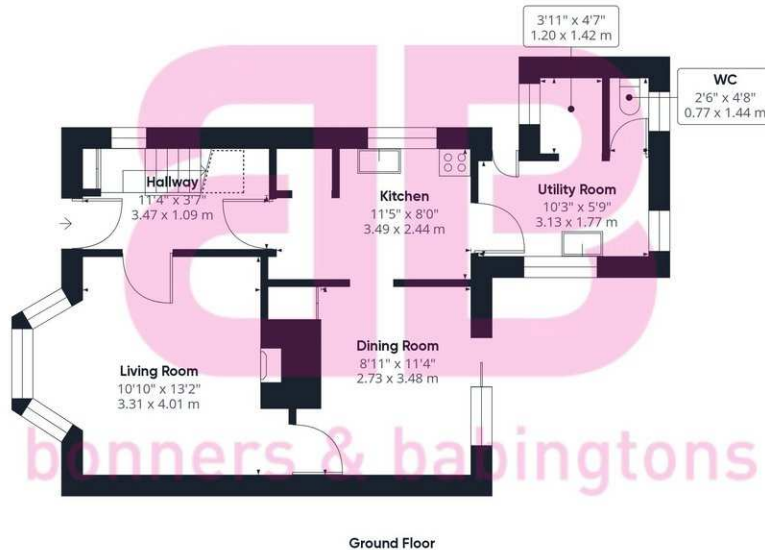
Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

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.



Tenure: Freehold
Council Tax Band: D

Energy Efficiency Rating		Current	Possible
Your energy efficiency - lower rating costs			
101-125	A		65
81-100	B		
61-80	C		55
41-60	D		
21-40	E		45
1-20	F		
1-10	G		
Your energy efficiency - higher rating costs			



Approximate total area⁽¹⁾

970.81 ft²
90.19 m²

Reduced headroom

10.83 ft²
1.01 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

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