



Berndene Rise, Princes Risborough
Buckinghamshire, HP27



Beyond your expectations

Tastefully presented and located at the end of a no-through road

Hamptons International

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Entrance Hall | 21' Sitting Room | Dining Room | Family Room | Study Area | Kitchen | Utility Room | Cloakroom | Master Bedroom ensuite | Three further Bedrooms | Bathroom | Garage | Gardens.

Offers in excess of £749,999 Freehold

Description

The well-planned living accommodation includes a good-sized sitting room with working fireplace and 2 further reception rooms. There is scope to combine the Dining Room Kitchen and Utility to make a large Kitchen Breakfast Room. The first floor accommodation includes 4 double bedrooms, 2 bathrooms (both recently refitted) and a study area. There is gas-to-radiator central heating and double-glazing.

Outside

The sunny rear gardens are predominantly laid to lawn with a patio area around the back of the house, some raised beds and established shrubs. The gardens are fully enclosed with close board fencing with pedestrian access to the garage. To the front there is driveway parking for two cars and access to the single garage with an attractive landscaped front garden.

Location

Positioned within this small cul-de-sac, the property enjoys a South Westerly facing rear aspect and is within a 1/2 mile level walk of the High Street and short walking distance of two excellent local schools - Princes Risborough Primary School and Monks Risborough C of E School. The town itself offers a good selection of day-to-day specialist shopping, sporting and recreational facilities, Doctors surgeries, public library, a good selection of pubs and restaurants and main line station (London Marylebone approximately 42 minutes fast train).

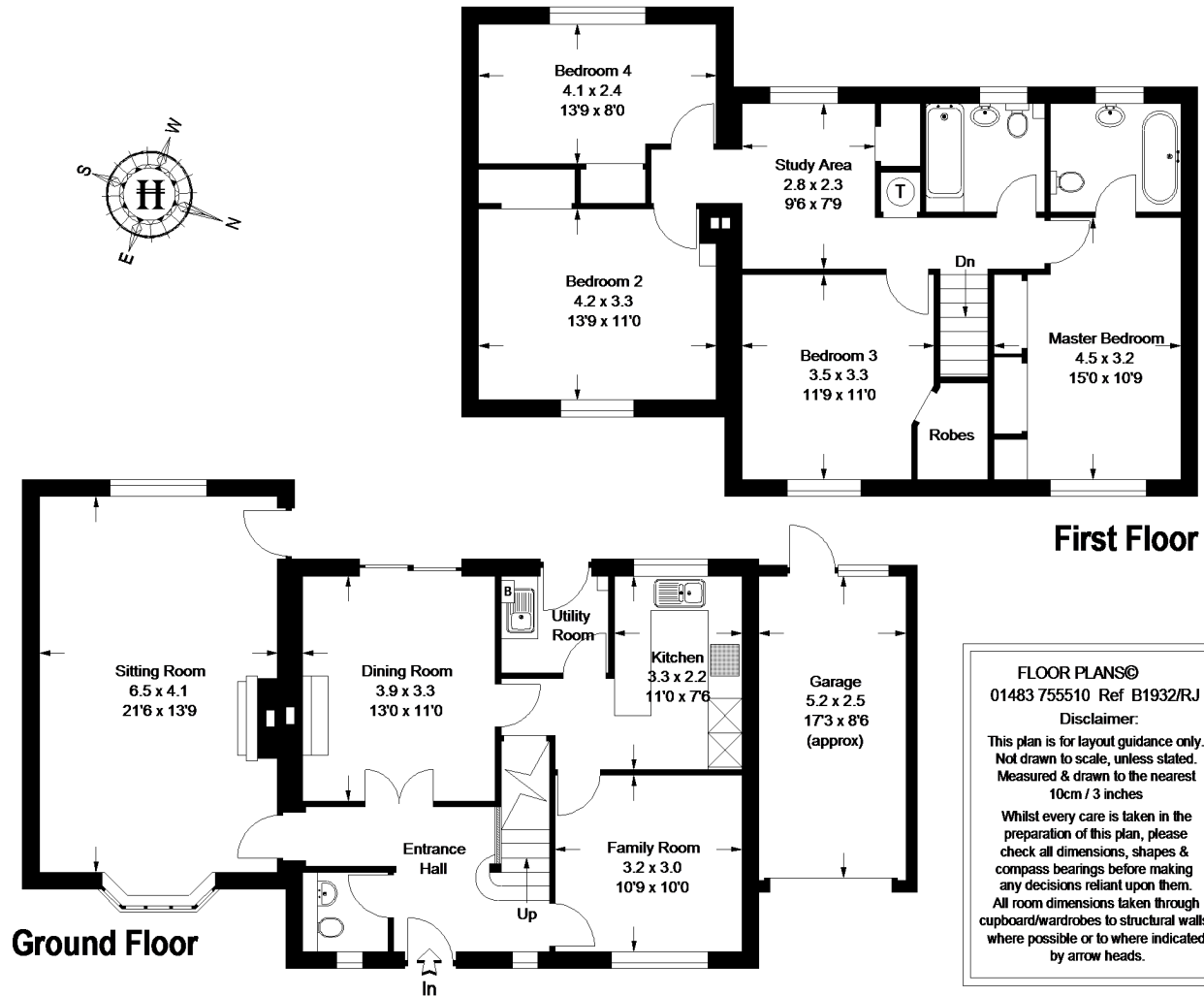


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area (inc Garage) :-

178 sq mt / 1920 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

