

21 Hawthorn Road | £369,950

Princes Risborough | Buckinghamshire



21 Hawthorn Road

Princes Risborough,
Buckinghamshire, HP27 0JA

Princes Risborough Railway Station 0.50 miles
(London Marylebone 35 minutes)

Aylesbury 8 miles

High Wycombe 8 miles

Oxford 24 miles

The Property:

A fantastic opportunity to purchase a well presented 2 bedroom family home within walking distance of the centre of the pretty market town of Princes Risborough. The property occupies an elevated position and has a large enclosed, sunny rear garden. There is no associated upward chain.

Hawthorn Road is situated in a quiet cul-de-sac of similar properties in one of the much sought after roads in the area. It is conveniently located within a short distance of all the amenities offered by the pretty market town of Princes Risborough. The town has many shops and restaurants, a well-stocked public library and leisure centre, with activities for all ages. It also benefits from fast main line rail links to London. The property falls into the catchment area for many good state and private schools.



Key Features:

Entrance Porch | Living Room | Family Bathroom | Two Bedrooms | Kitchen | Conservatory/Dining area | Own Driveway | Rear Access from Garden | Fully Double Glazed | Close to town Centre.

21 Hawthorne Road is a semi-detached property offering excellent single storey family accommodation, including an entrance porch, hallway which leads to the Living room, two bedrooms and family bathroom. The kitchen leads to a sunny conservatory and dining area. Early internal inspection is **strongly** recommended.

Location:

Hawthorn Road is situated in a quiet road of residential homes just minutes' walk from Marks & Spencer Simply Food, Costa Coffee and the town's many shops and restaurants. A key feature of the property is that it backs onto the Chilterns area of outstanding natural beauty, with immediate access to ancient walkways, such as The Ridgeway and the Upper Icknield Way.

Viewing:

Strictly by appointment with the selling agents: Julian Carthew 01844 342424



Outside:

21 Hawthorn Road benefits from paved off road parking and side access to the rear of the property. The rear garden has a large paved patio area, lawn and deep filled raised flower beds, mature trees and shrubs. There are also two useful sized garden sheds and access from the garden.

General:

All main services connected.

Local Authority: Wycombe District Council

Telephone: 01494 461000

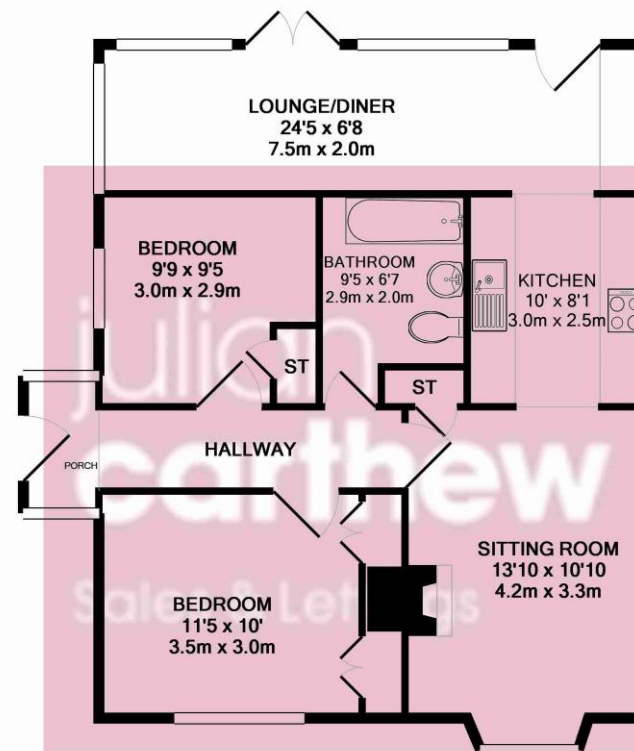
Council Tax: C E.P.C. Rating: D

Wayleaves, easements and rights of way:

The property will be sold subject to and with the benefit of all wayleaves, rights of way and easements, whether mentioned in these particulars or not.

Directions:

From the Marks and Spencer roundabout in Princes Risborough take the New Road turning, proceeding up New Road. Follow the road for about 500 yards and turn right into Oak Road and then immediately left into Hawthorn Road where the property will be found half way up on your left hand side.



TOTAL APPROX. FLOOR AREA 70.0 SQ.M. (753 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be relied upon for the purpose of fitting furniture etc. Photographs are not necessarily comprehensive or current, and no assumption should be made that any contents shown in them are included in the sale of the property. No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you travel to view the property.
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