



bonners & babingtons

Goodearl Place  
Princes Risborough

# Goodearl Place Princes Risborough Buckinghamshire HP27 9EN

Offers in region of £580,000

A well presented three bedroom semi-detached family home located on an executive development within the town of Princes Risborough. The property is within a short walk of the main line train station that links directly to London, Marylebone in approximately 37 minutes. The town centre is also a short walk away with excellent amenities, supermarkets and schools.

The property accommodation comprises of the following, entrance hallway with downstairs cloakroom and built in storage, a living room and a an open plan kitchen / diner with snug area and utility room with plumbing for all white goods. The kitchen is modern and benefits from waist height and eye level cupboards, electric over with gas hob and built in appliances including a fridge / freezer and dishwasher.

Upstairs you will find a landing linking to a master bedroom with modern ensuite shower room, second double bedroom, single bedroom currently used as an office and a modern family bathroom.

To the rear, French doors from the snug area lead you out to a good sized rear garden which is larger than the average plot. There is a patio area which is a great space for alfresco dining during the summer months as well as access into the garage which has power and plenty of space for a car.

To the front, a brick laid driveway with parking for two cars and small front garden.

Other notable features include, mains gas central heating system, double glazed windows and an electric vehicle charging point.





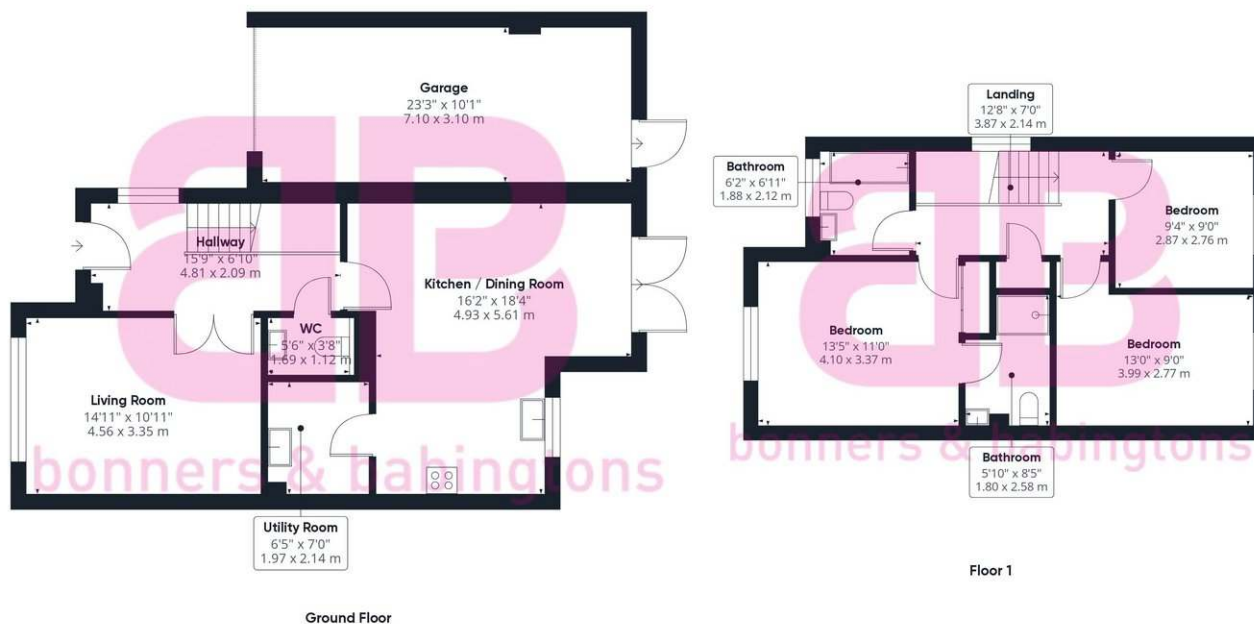
## Princes Risborough

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	93
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(31-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Approximate total area<sup>(1)</sup>  
1368.63 ft<sup>2</sup>  
127.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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