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23 Salisbury Close | Princes Risborough | HP27 0JF

Offers Over | £500,000

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## Property Features

- Beautiful Semi-detached House
- Stunning Open Plan Kitchen/diner
- Bay Fronted Living Room
- Three Bedrooms
- Re-fitted Bathroom
- Close to Open Countryside
- Home Office and Outside Bar
- Generous Garden
- Driveway Parking
- Cul-de-sac

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## Full Description

Located in the market town of Princes Risborough is this stunning semi-detached house which is beautifully presented throughout. This family home offers light and airy living accommodation with bay fronted living room and modern contemporary kitchen/diner with breakfast bar on the ground floor and three bedrooms with modern family bathroom on the first floor.

The generously sized rear garden is a real feature as it offers access to a home office with w.c and outside bar area making this a perfect garden for alfresco dining and entertaining.

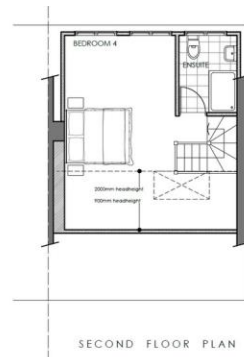
To the front of the house there is driveway parking and a well maintained lawn.

The property also has a Certificate of lawfulness to create a proposed loft conversion which would add a fourth bedroom and en-suite.

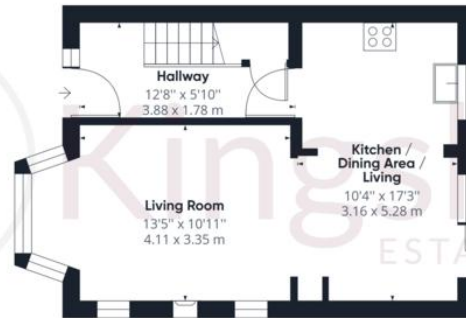
The property is close to Whiteleaf Hill and open countryside and is a short walk from the attractive market town of Princes Risborough. The town offers a post office, banks, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

Princes Risborough station offers an excellent main line rail service to London and the Midlands.

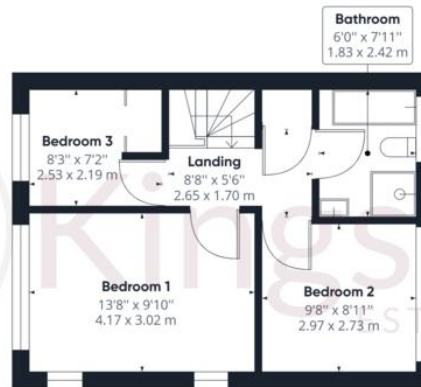




Proposed Loft Conversion Plan



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
810.14 ft<sup>2</sup>  
75.26 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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements