



## Property Features

---

- Charming 2 Bedroom Semi Detached Bungalow
- No Onward Chain
- Potential for Updating & Expansion STPP
- Kitchen with Ample Storage
- Light & Airy Lounge
- Driveway with Parking for 2 Cars
- Garage
- Enclosed Front and Rear Gardens
- Desirable Village Location
- EPC D / Council Tax Band E

## Full Description

---

This semi-detached bungalow is situated in the picturesque, highly sought-after village of Speen in rural Buckinghamshire. Whilst the property has plenty of scope for refurbishment and has the potential for extension STPP, some improvements have already been made such as the addition of double glazing.

The bungalow comprises of 2 bedrooms, a family bathroom, a living room and a kitchen. The cosy living room boasts a large latticed window that makes for a sunny cheerful space. The good sized kitchen has a generous amount of storage and worktop space with plenty of room for appliances. It has the added benefit of access to a covered walkway that offers additional storage and leads to the garage, which houses the boiler and has space for a small car.

At the front of the property is a secluded lawned garden hidden from the road by mature hedging. Next to this is a driveway leading to the garage. The rear garden features a lawned area, a selection of shrubs and perennials and an ornamental pond in one corner.

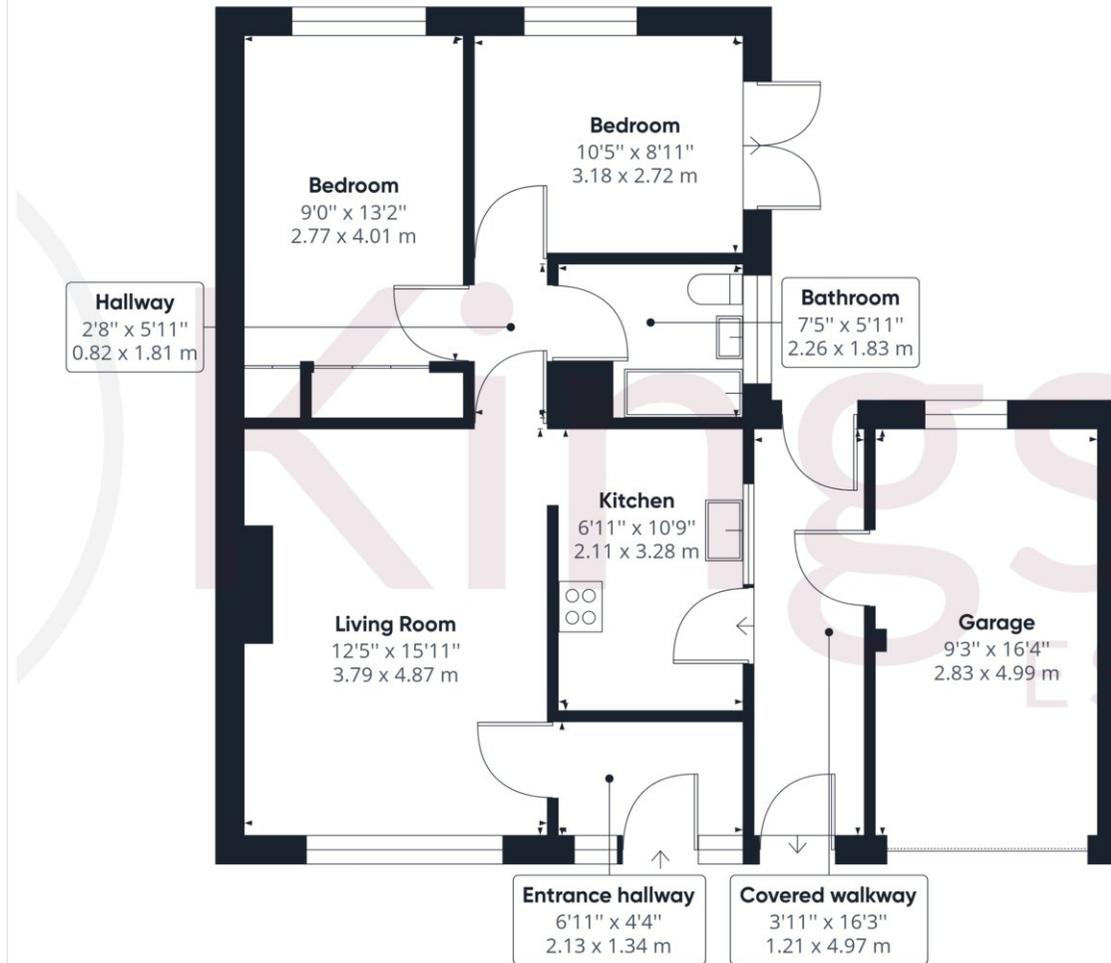
Speen is situated in the heart of the Chiltern Hills and considered to be one of the most sought-after villages in the area. Among its features are a highly regarded primary school and a historic church. For convenience there is also the local shop, Speen Stores, which caters for all daily needs and incorporates a sub-post office. As well as the village first school, there are respected schools in the neighbouring villages of Hughenden Valley, Lacey Green and Naphill. Secondary and grammar schools and further/higher education establishments are to be found in nearby High Wycombe and Princes Risborough.

There are many footpaths and walks through the Chiltern Hills that can be reached easily from Speen. The village lies between Great Missenden and the pretty market town of Princes Risborough. Each offers a mainline railway station with easy access to London Marylebone.

Overall, the property has a great deal of potential that would allow someone to make it very much their own with the village of Speen being the perfect location to enjoy all that the tranquil countryside and nearby towns have to offer.







Approximate total area<sup>(1)</sup>

820.24 ft<sup>2</sup>

76.20 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.

GIRAFFE360