



Bell Close
Princes Risborough

TIM RUSS
& COMPANY



**Bell Close
Princes Risborough
Buckinghamshire
HP27 0DB**

A three bedroom semi-detached bungalow situated in a quiet cul-de-sac location, within a short distance of the town centre. The bungalow is offered to the market with no onward chain.

OFFERS IN EXCESS OF £450,000



The Property Situated in a quiet cul-de-sac within a short distance of the town centre is this three bedroom semi detached bungalow, available with no onward chain. The bungalow offers spacious and adaptable accommodation to include two reception rooms and a large first floor landing.

The ground floor offers a hallway providing access to the large 18ft sitting room with stairs to the first floor and French doors to the garden, a door leads into the dining room with door to the side, sliding doors access the kitchen which offers a range of wall and base units with space for appliances and door back to the hallway. The master bedroom has a bay window to the front aspect with built in wardrobes and bedroom three is located at the front, there is also a bathroom in a white suite accessed from the hallway. To the first floor the bungalow offers a generous landing space suitable for multiple purposes with window to the rear, accessing the bedroom with eaves storage space.

Outside The front is open with an area of lawn and block paved driveway leading to the detached garage with power and light.

The rear garden is of a south westerly aspect and well tended, offering privacy with a paved patio leading to lawn. There is a further raised gravel seating area to the side. The garden offers floral and herbaceous borders and is enclosed with panel fencing and a gate to the driveway.

Agents note: We understand the foundations were strengthened in the late 1990's

Location Princes Risborough is an attractive small market town offering a comprehensive range of shops for day to day facilities including a Tesco supermarket and Marks and Spencer Foodhall, doctors and dental surgeries, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides quick access to London Marylebone. For the motor commuter, the M40 (junction 4 High Wycombe) provides fast access to Central London, the M25, M4 and Heathrow Airport. Schooling in the area is highly regarded in both public and private sectors. There are many pleasant walks and bridleways within the area.

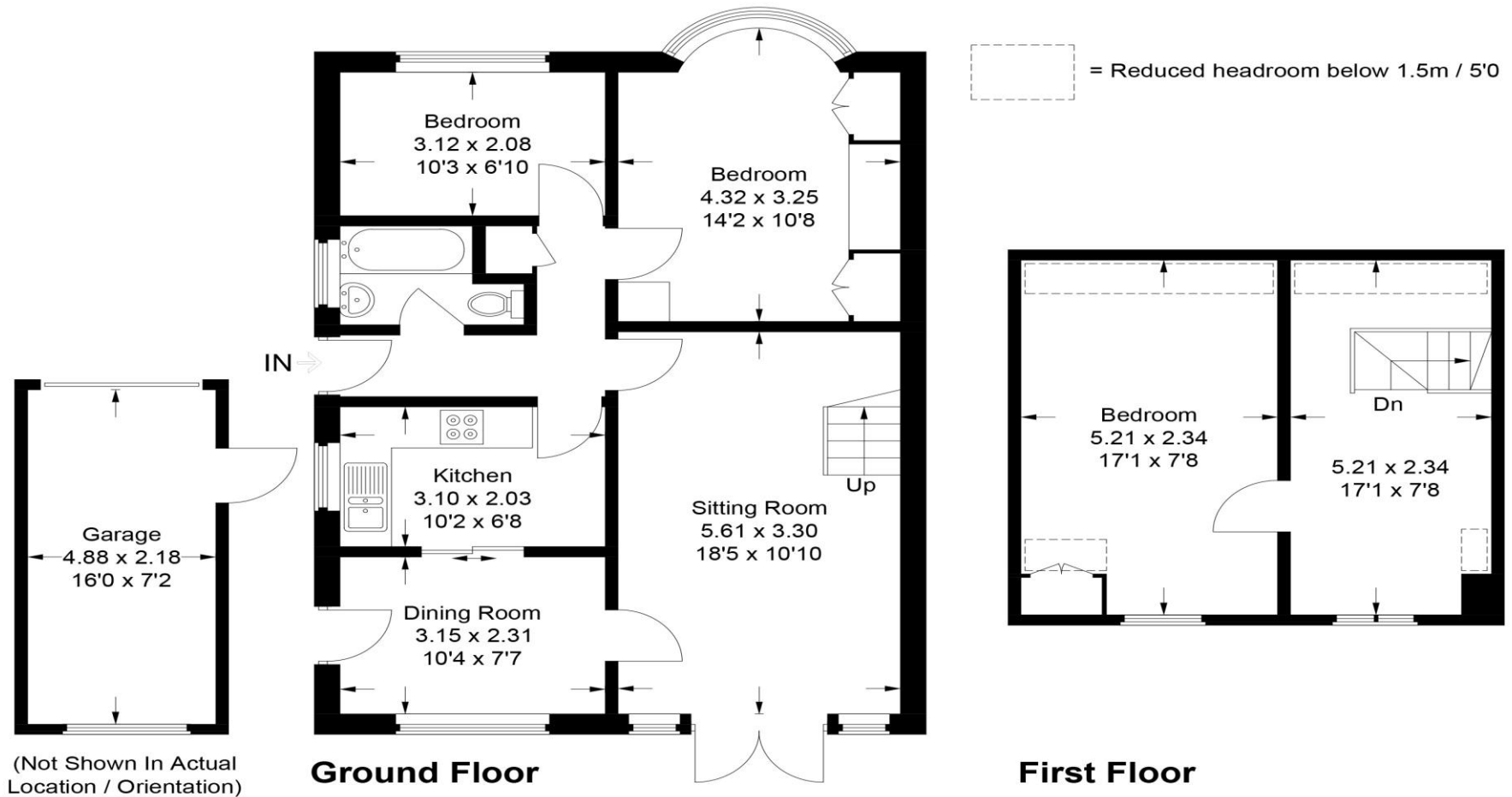
Viewings Strictly by appointment only.

Mortgage Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area
 Ground Floor = 63.0 sq m / 678 sq ft
 First Floor = 28.6 sq m / 308 sq ft
 Garage = 10.8 sq m / 116 sq ft
 Total = 102.4 sq m / 1,102 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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