



Goodearl Place
Princes Risborough

TIM RUSS
& COMPANY



Goodearl Place
Princes Risborough
Buckinghamshire
HP27 9EN

A hugely impressive three bedroom family home within a short walk to the station.

£560,000



The Property

A modern three bedroom family home ideally positioned a stones throw from Princes Risborough train station overlooking a central green. This tastefully presented home was built in 2017 and offers spacious accommodation and is being sold with the remainder of a building warranty.

The accommodation comprises entrance hall with door to the spacious living room which features a lovely bay window. There is a downstairs cloakroom and a hugely impressive kitchen/diner at the rear with a range of integrated appliances, space for a table and chairs with French doors onto the garden.

To the first floor can be found three good sized bedrooms with an en suite to bedroom one and the family bathroom.

Outside

There is an attractive open aspect to the front over a small green. There is a garage to the side with parking. The rear garden is laid mainly to lawn with a patio area and a door to the garage.

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.

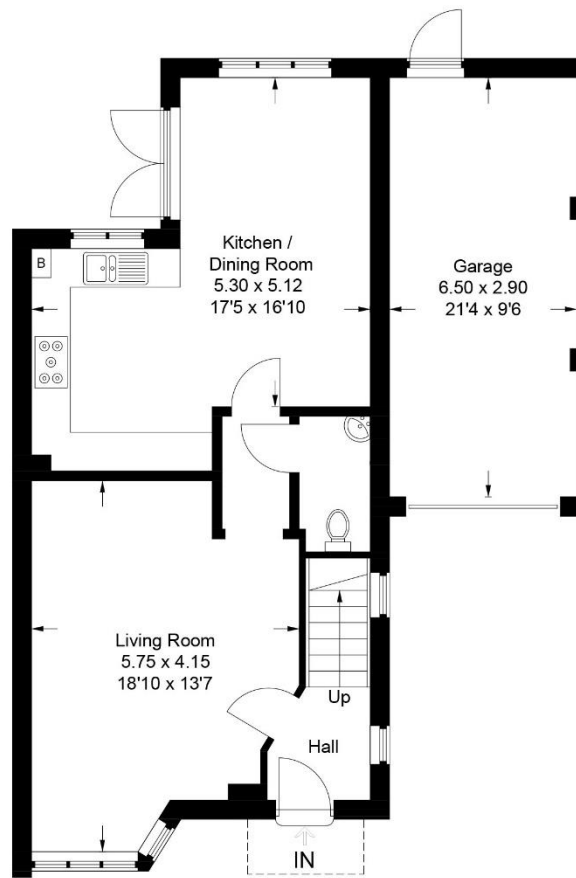
Mortgage Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Council Tax: Band E

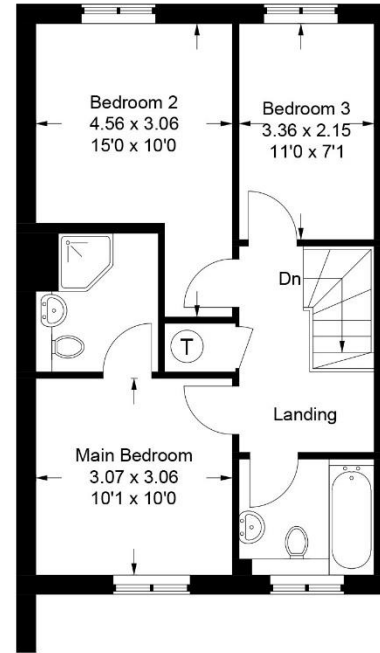
Tenure: Freehold

Road Maintenance Charge: £250





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 54.6 sq m / 588 sq ft
 First Floor = 44.9 sq m / 483 sq ft
 Garage = 19.0 sq m / 204 sq ft
 Total = 118.5 sq m / 1,275 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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