



Wycombe Road
Princes Risborough

TIM RUSS
& COMPANY



Wycombe Road
Princes Risborough
Buckinghamshire
HP27 0DH

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

OIEO £800,000



The Property

Set on a substantial plot is this attractive and extended detached family home ideally positioned a short stroll to shops, amenities, and train station with a large garden and ample parking to the front.

This bright and airy home comprises large entrance hall, downstairs cloakroom, a spacious living room which measures in excess of 27ft and features a log burner with fireplace surround, the sizeable kitchen/diner benefits from a lovely bay window to the front of the property. There is also a utility room with access to the integral garage and rear garden.

To the first floor can be found a family bathroom, three bedrooms with bedroom one benefitting from fitted wardrobes and a modern en suite.

Outside

There is ample parking to the front with a large carport. The rear garden is a particular feature and includes a large patio, very useful gazebo with seating under and a large lawned area.

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.

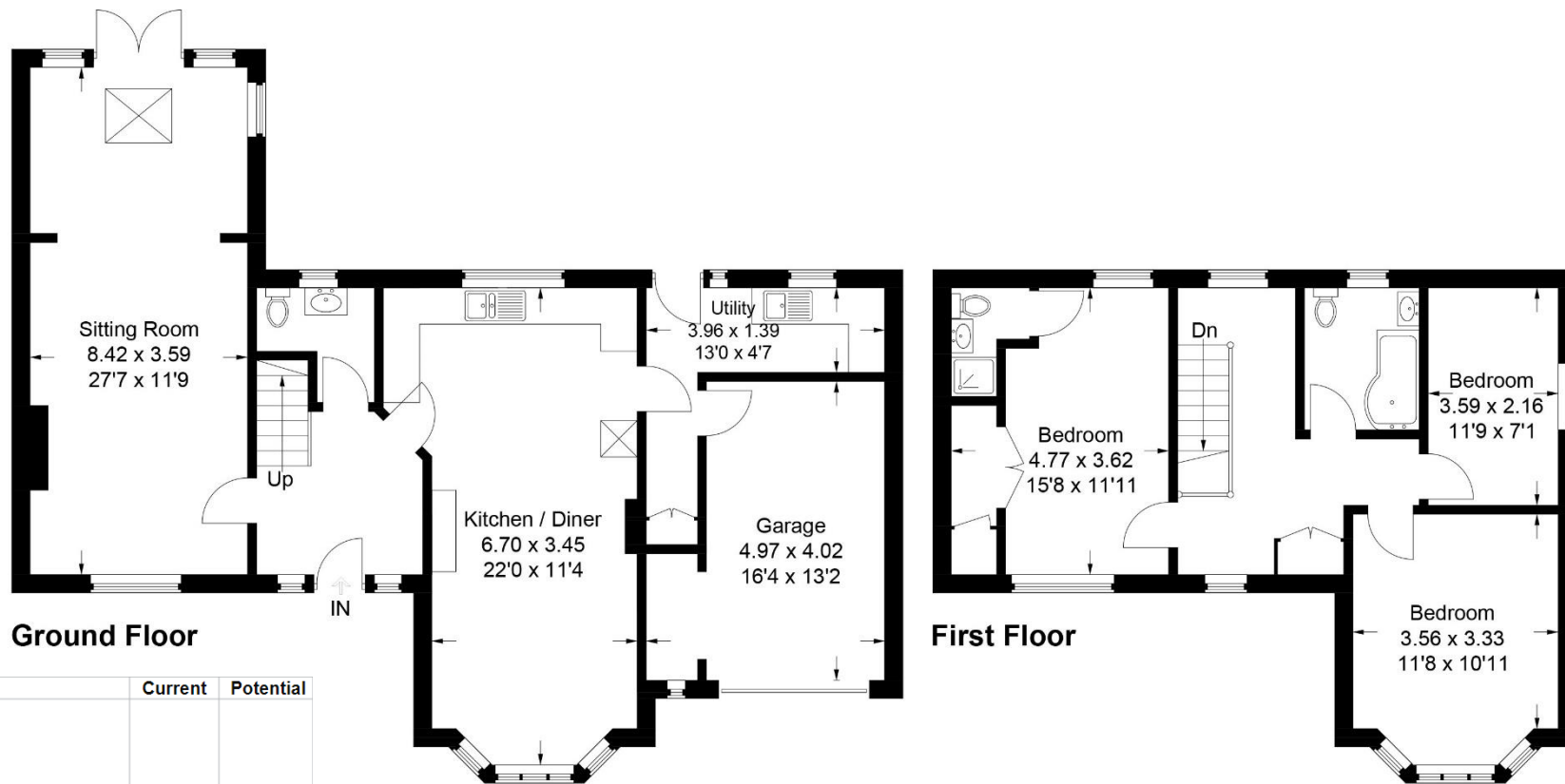
Viewings Strictly by appointment only.

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

Council Tax: Band F

Tenure: Freehold





Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 79.8 sq m / 859 sq ft
 First Floor = 57.6 sq m / 620 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 154.4 sq m / 1,662 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

1 High Street, Princes Risborough, Bucks HP27 0AE

T: 01844 275522

E: p.risborough@timruss.co.uk

www.timruss.co.uk

