



Saunderton Vale
Saunderton

TIM RUSS
& COMPANY



Saunderton Vale
Saunderton
Buckinghamshire HP14 4LJ

A bright and spacious three bedroom home on this popular development, situated close to the station with stunning countryside surrounding

OIEO £450,000



The Property

A bright and spacious three bedroom home on this popular development, situated close to the mainline railway station and surrounded by glorious countryside.

The house offers to the ground floor a hallway accessing the well fitted kitchen with integrated oven and hob, fridge/freezer, washing machine and dishwasher, the spacious dining room is adjacent, the lounge is a good size with doors to the conservatory and from here door to the garden. There is also a downstairs cloakroom.

To the first floor is a landing accessing the loft void, airing cupboard and doors to the bedrooms and bathroom. Bedroom one benefits from an en-suite shower room and includes built in wardrobes. Bedrooms two and three also benefit from built in wardrobes. The family bathroom is fitted in a white suite with panel enclosed bath with shower over, WC and wash basin with tiled walls.



Outside

To the rear of the property is a well tended garden mainly laid to lawn with floral borders and a paved patio area with a pond, at the end is a raised platform area and shed.

To the front of the house there is a useful store cupboard housing the gas boiler, driveway parking.

Location

Saunderton Vale is a quiet residential development just a minutes walk from Saunderton Railway station, with good rail links to London (Approx 40mins) and Midlands. It has direct access to the countryside including the Bradenham National Trust area. The property is within catchment for an outstanding primary school in Bledlow Ridge and Grammar schools in High Wycombe. Shops and leisure facilities are available in nearby Princes Risborough and High Wycombe.



Viewings

Strictly by appointment only.

Mortgage

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

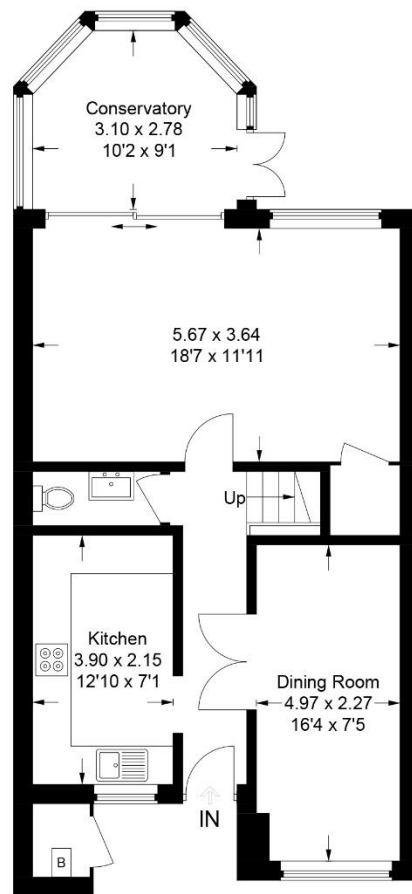
Council Tax Band D

Tenure

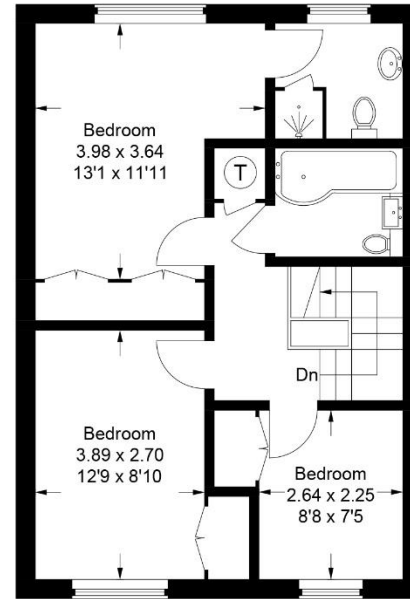
Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 50.0 sq m / 538 sq ft
 Total = 113.3 sq m / 1,219 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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