



Crowbrook Road
Askett

TIM RUSS
& COMPANY



Crowbrook Road Askett HP27 9LR

A delightful well kept four bedroom detached family home, situated in a quiet road within the conservation area and AONB of this pretty village hamlet.

OFFERS IN EXCESS OF £750,000



The Property A delightful four bedroom detached home originally built in 1977, situated in the heart of this sought after village. The house had the dining room added in 1988 and offers further potential to enlarge over the double garage (STPP)

To the ground floor there is a bright and spacious entrance hall accessing the cloakroom and double doors onto the spacious sitting room with two windows to the front, stairs to the first floor and an open fireplace, double doors lead into the charming dining room with sliding doors to the garden. The kitchen is well fitted with a window overlooking the garden, integrated dishwasher and fridge, space for a breakfast table. A further door leads into the useful utility room with sink and drainer, space for washing machine and tumble dryer, oil fired boiler and courtesy door to driveway.

To the first floor landing there is access to the loft void which is part boarded with a ladder, from here doors lead to the bedrooms and bathroom. The master bedroom is situated to the back with lovely views over gardens and has built in wardrobes.

The other three bedrooms are of a good size with bedroom four offering access to eaves storage space. The bathroom is fitted in a white suite with shower over the bath, frosted window and cupboard housing the hot water cylinder.

Outside To the front the house offers a gated driveway accessing the double garage, enclosed with low walling and pathway to the side of the house.

The rear garden offers complete privacy and is of a westerly aspect, there is a shaped paved full width patio leading to lawn with well established borders and enclosed with fencing and hedging. There is also a summer house to the rear and the Oil tank.

The house is double glazed, offers Oil Central heating and gas is available in the road, mains drainage.

Location Askett is a delightful small village featuring handsome period property in the main, the property is within a short walk of The Three Crowns public house and the Monks Risborough train halt is nearby.

Being just one and a half miles from the popular market town of Princes Risborough which offers a good range of shops for every day needs. Within the town centre there is a public library, doctor and dental surgeries and a veterinary surgery. There is a further newsagent and shopping parade in Monks Risborough within walking distance and main line rail stations at both Monks Risborough and Princes Risborough providing direct access to London, Marylebone in approximately 45 minutes. The M40 motorway provides fast access to the M25 and national motorway network. Schooling in the area is highly regarded for children of all ages.

Viewings

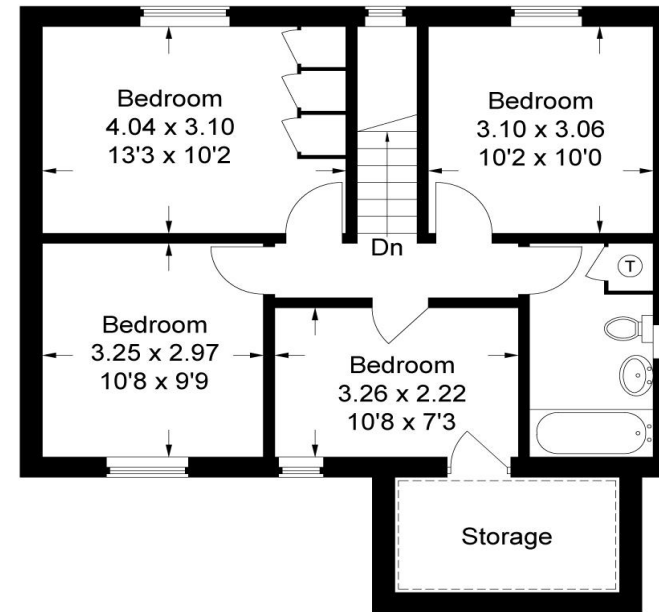
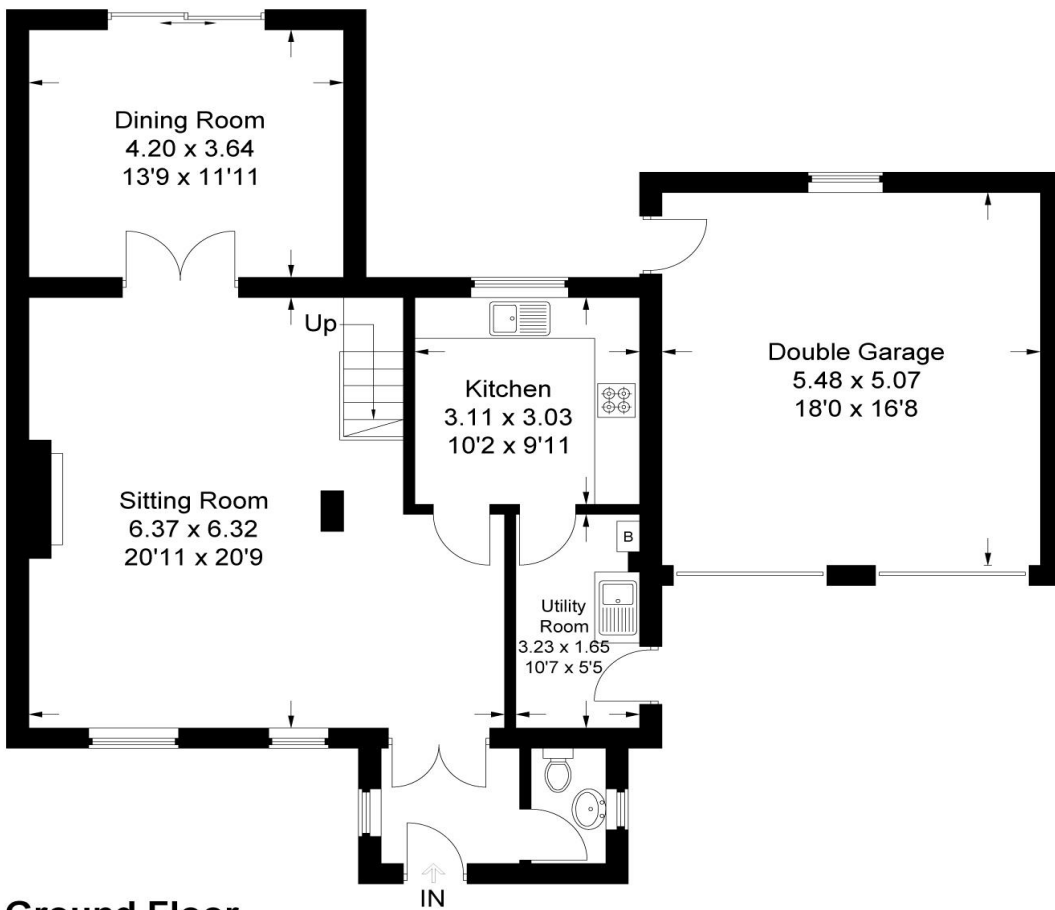
Strictly by appointment only.

Mortgage

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

Council Tax Band G
Tenure Freehold
Ref: PR/41828





= Reduced headroom below 1.5m / 5'0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Taymin House

Approximate Gross Internal Area
 Ground Floor = 74.9 sq m / 806 sq ft
 First Floor = 57.8 sq m / 622 sq ft
 Garage = 28.3 sq m / 305 sq ft
 Total = 161.0 sq m / 1,733 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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