



Place Farm Way  
Princes Risborough

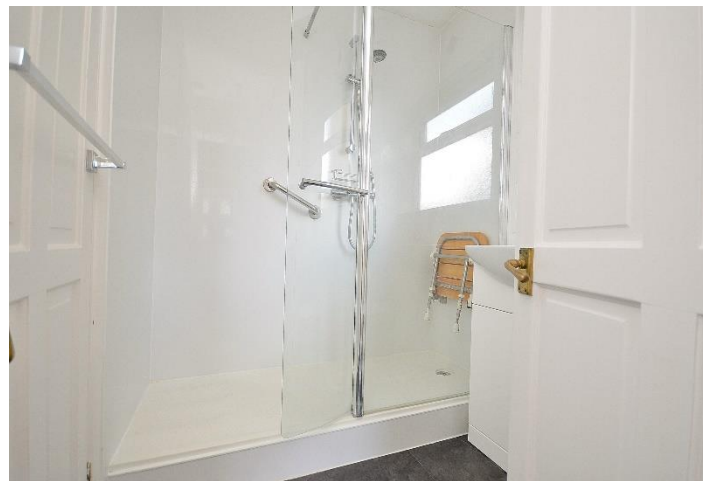
**TIM RUSS**  
& COMPANY



Place Farm Way  
Princes Risborough  
Bucks  
HP27 9JY

A well presented two bedroom semi detached bungalow situated in a popular residential area close to shops and St Dunstons Park, offered to the market with no onward chain.

**£415,000**



**Description** Offered with no onward chain is this two bedroom semi detached bungalow, situated in this popular residential area close to St Dunstons Park and a small parade of shops. The bungalow has been well cared for and benefits from offering potential to enlarge (STPP)

The accommodation comprises a hallway with store cupboard and loft access, living room with sliding doors to the garden and feature fireplace with inset electric fire, nicely fitted kitchen overlooking the garden with inset sink, hob, oven and extractor, concealed gas boiler and courtesy door to the side, both the bedrooms are of a good size with bedroom two having fitted cupboards, and a modern shower room in a white suite with large storage cupboard.

The bungalow benefits from offering both gas central heating and double glazing.

**Outside** The rear garden offers a good level of privacy and is approximately 35ft in depth, there is paved patio with side access to the front.

Steps lead up to lawn with a central pathway and a further paved patio at the rear of the garden, there is a courtesy door to the garage and gated access at the rear. The garage offers both power and light with an up and over door accessed from a service road at the rear.

**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.

For the commuter communications are excellent with a mainline railway station at both Monks Risborough and Princes Risborough providing direct access to London, Marylebone is approximately 45 minutes.

The M40 motorway provides fast access to the M25 and national motorway network. Sporting facilities in the area include golf clubs, many pleasant walks and bridle ways. There is a fitness centre and swimming pool within Princes Risborough town centre.

### **Viewings**

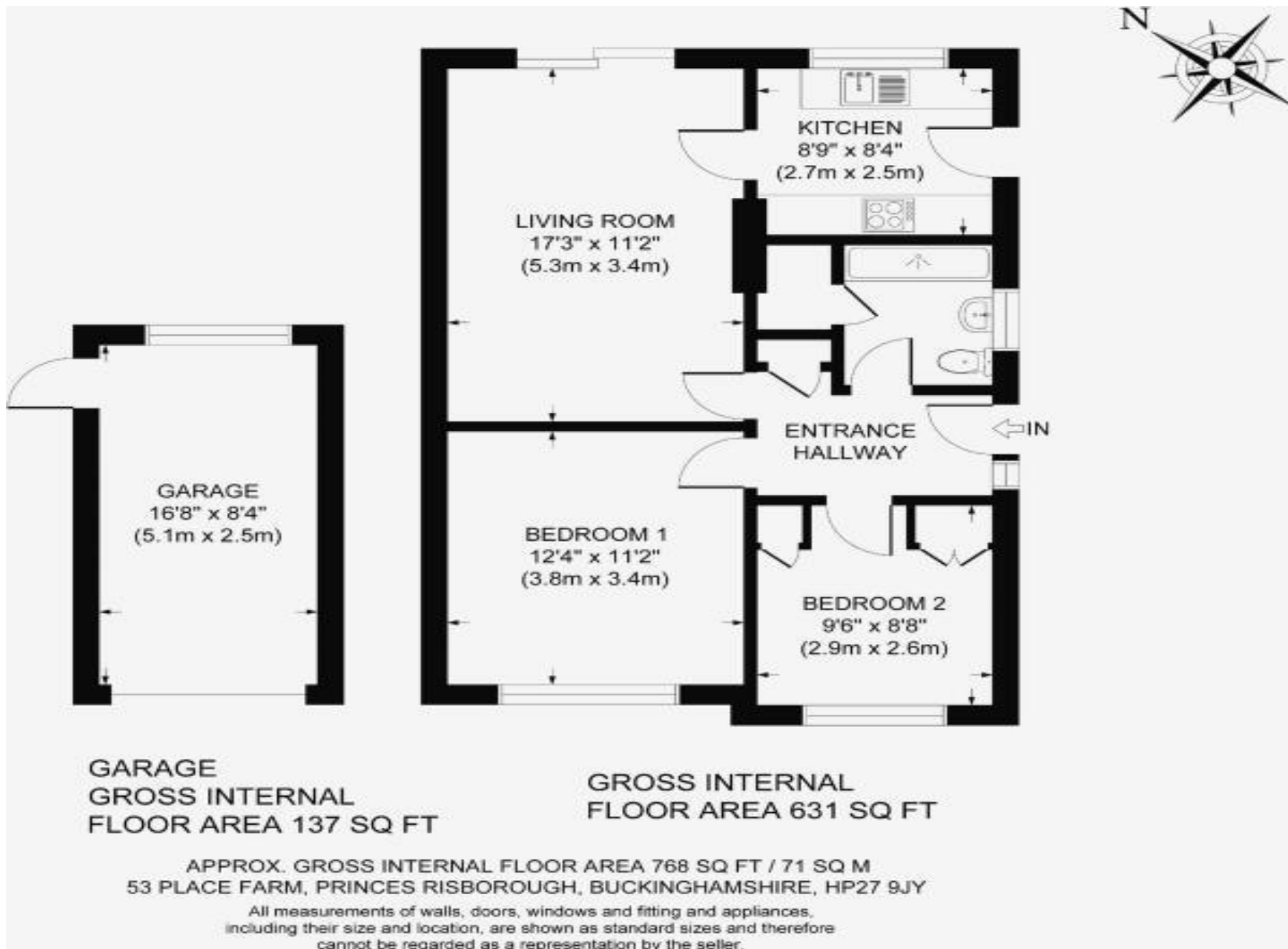
Strictly by appointment only.

### **Mortgage**

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

**Council Tax Band D**  
**Tenure Freehold**





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