



Westfields
Whiteleaf

TIM RUSS
& COMPANY



Westfields
Whiteleaf
Buckinghamshire
HP27 0LH

Family home with far reaching views and
no chain

Offers Over £850,000



The Property

Positioned on a fabulous plot and offered with no onward chain is this four bedroom family home ideally positioned in this hugely popular Chiltern village. The far reaching views are a lovely feature with the property itself offering tremendous potential for improvement.

The accommodation comprises entrance porch, leading to entrance hall, shower room, kitchen/breakfast room and a particularly large utility room. The dining room is open through into the 24ft sitting room with french doors to the garden. To the first floor there are some wonderful views across open countryside, found four bedrooms and the family bathroom.

Outside

The approach to the property is through the long driveway and attractive front garden, leading to the double garage. The rear garden is laid mainly to lawn with a large patio area and beautiful wooded backdrop.



Location

Whiteleaf is approximately a mile from the small historic market town of Princes Risborough which offers a comprehensive range of shops for day to day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool.

The mainline railway station provides excellent access to London Marylebone at either Monks Risborough or Princes Risborough. The M40 motorway provides fast access to the M25 or M4 motorway networks. Schooling in the area is excellent in both public and private sectors, the primary school at Monks Risborough being within walking distance. There are many pleasant walks and bridleways within the area.

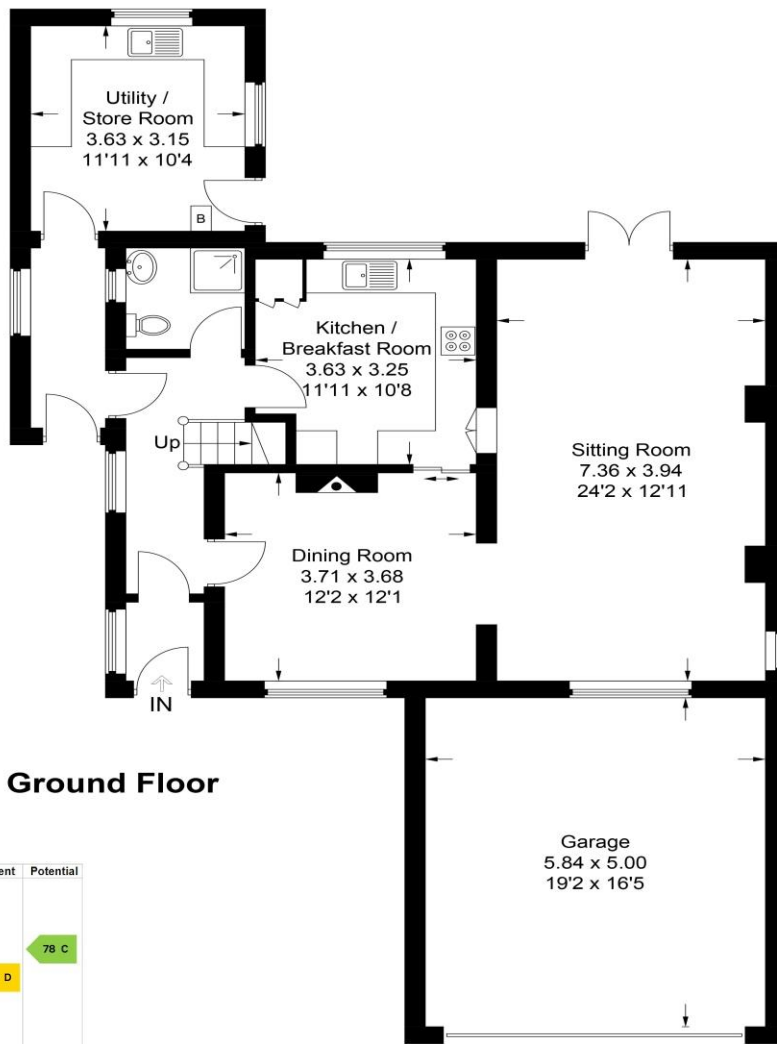
Viewings Strictly by appointment only.

Tenure: Freehold

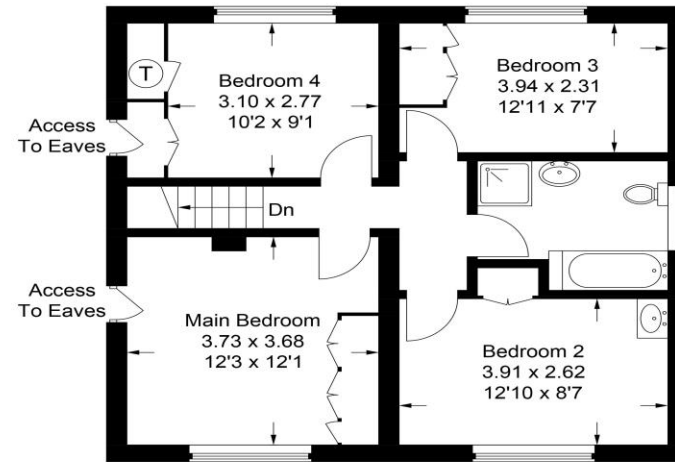
Council Tax: Band G

We understand there is a monthly contribution of £7 for the upkeep of the road.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 143.7 sq m / 1,547 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



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.