



New Road  
Princes Risborough

**TIM RUSS**  
& COMPANY



New Road  
Princes Risborough  
Buckinghamshire HP27 0JE

An extended four bedroom semi detached home situated close to the centre of Princes Risborough with views of the Whiteleaf Cross.

**OIEO £525,000**



## DESCRIPTION

An extended four bedroom family home with some lovely views conveniently located to the town centre and local amenities. The spacious accommodation is light and airy with a large garden to the side and rear. There is further scope to extend subject to planning.

The home comprises a modern kitchen / diner with integrated appliances, living room with a large bay window and log burner, additionally there is another room which is currently used as a gym accessed from the garden.

To the first floor there are three bedrooms and the family bathroom. On the second floor can be found a further bedroom and en suite shower room.

## OUTSIDE

The home offers a large amount of outside space with the garden which wraps around the side of the property, parking for several cars to the rear and shed with light and power. There is also an electric car charging point.

## SITUATION

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities, doctors and dental surgeries, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides an 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. There are many pleasant walks and bridleways within the area.

**VIEWINGS** Strictly by appointment only.


**TENURE** Freehold

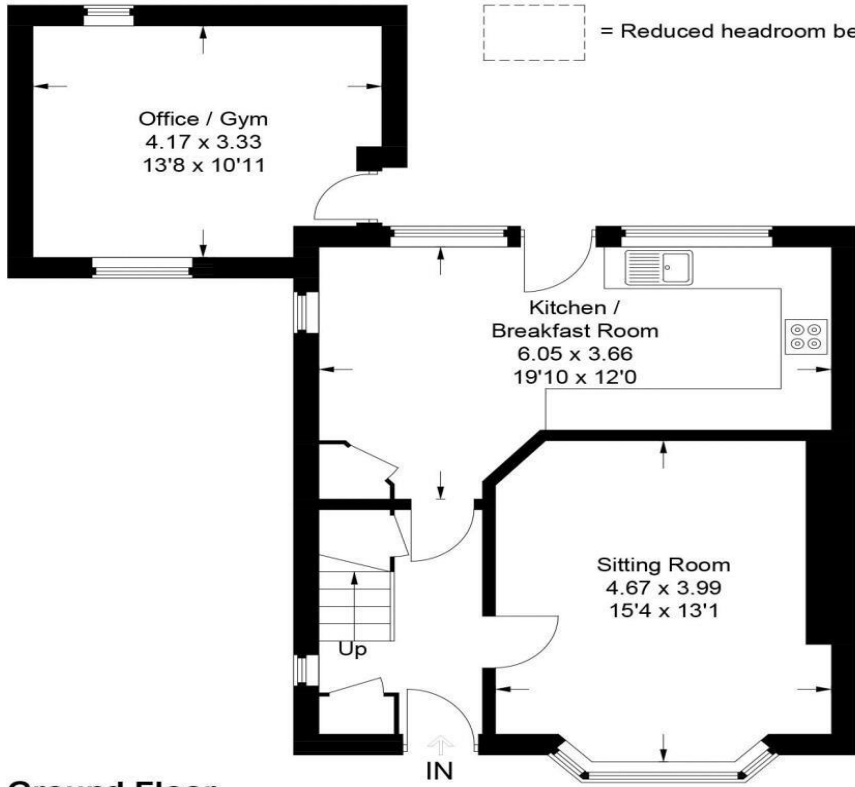
**COUNCIL TAX BAND** D



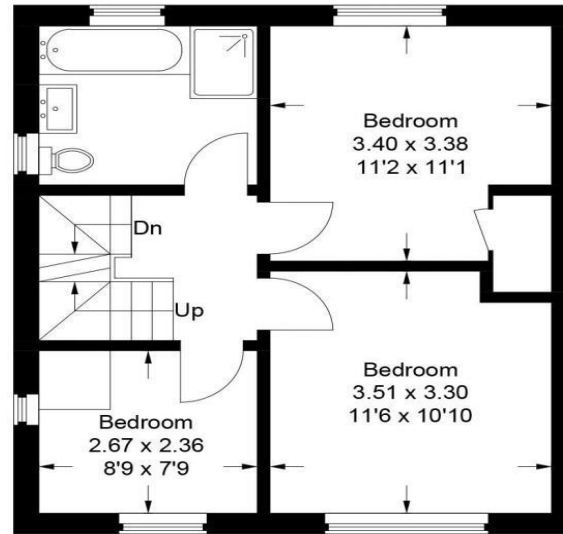


Approximate Gross Internal Area  
 Ground Floor = 44.1 sq m / 475 sq ft  
 First Floor = 43.0 sq m / 463 sq ft  
 Second Floor = 19.6 sq m / 211 sq ft  
 Office / Gym = 13.2 sq m / 142 sq ft  
 Total = 119.9 sq m / 1291 sq ft

 = Reduced headroom below 1.5m / 5'0

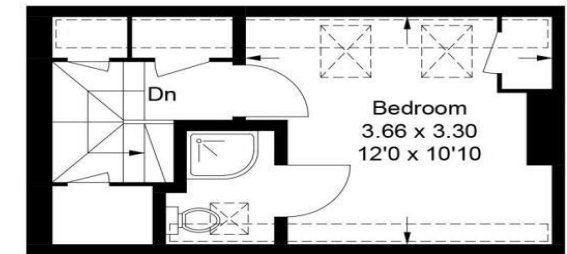


Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor

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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