



Summerleys Road
Princes Risborough

TIM RUSS
& COMPANY



Summerleys Road
Princes Risborough
Buckinghamshire
HP27 9DT

An impressive family home near the station
with generous accommodation and fabulous
garden.

OIEO £900,000



Description

A fabulous five bedroom home of size quality with an outstanding garden and useful detached annexe/studio. Ideally positioned just a stone's throw from the mainline station the family sized accommodation is free flowing and tastefully presented with an impressive kitchen/dining room.

Additionally there is a large entrance hall, cloakroom, study and spacious sitting room with French doors onto the garden. The large landing serves the five generous bedrooms and family bathroom with an en suite to the principal bedroom.

Outside

There is generous parking to the front with access to the garage. The substantial rear garden is a particular feature with an attractive array of mature trees and hedging. There is a large annexe/studio which measures in excess of 27ft and another outbuilding.

Location

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, Coffee shops, 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.

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.

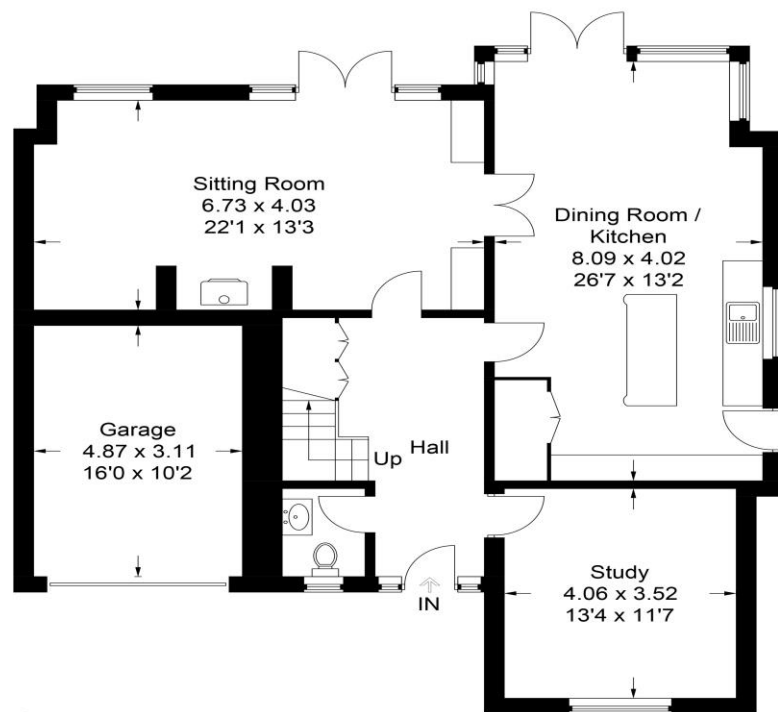
There are many pleasant walks and bridleways within the area.

Viewings Strictly by appointment only.

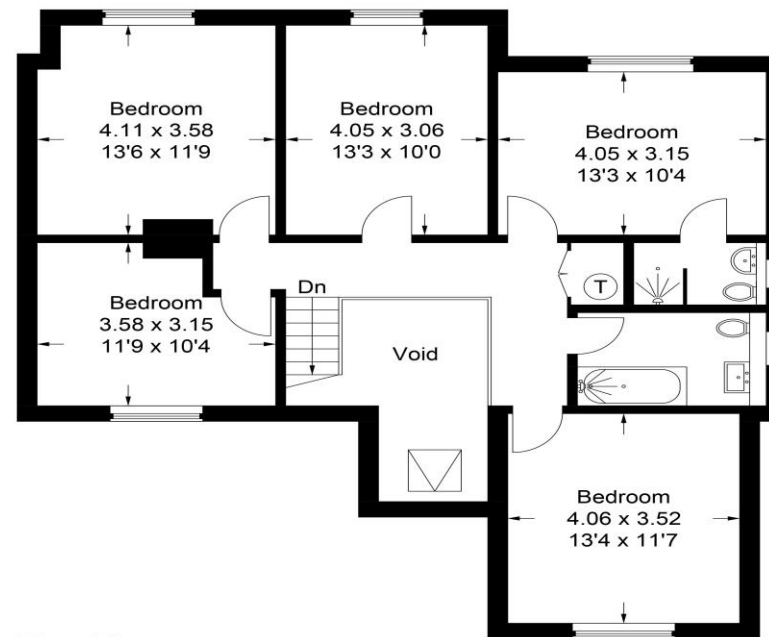
Tenure Freehold

Council Tax Band G

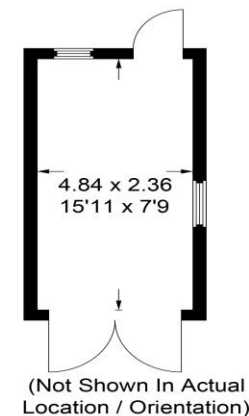




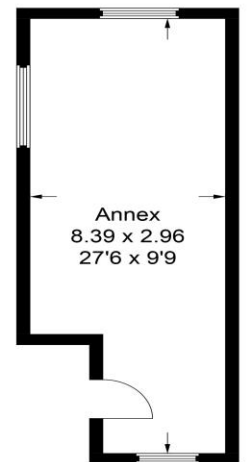
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 91.9 sq m / 989 sq ft
 First Floor = 86.2 sq m / 928 sq ft
 (Excluding Void)
 Garages & Annex = 48.9 sq m / 526 sq ft
 Total = 227.0 sq m / 2,443 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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