



Willow Way
Princes Risborough

Willow Way Princes Risborough, Buckinghamshire, HP27 9AY



- BRAND NEW FIVE BEROOM HOME
- EXCELLENT LOCATION CLOSE TO SHOPS AND STATION
- OUTSTANDING KITCHEN/FAMILY ROOM
- HIGH SPECIFICATION KITCHEN
- UTILITY ROOM
- FURTHER RECEPTION ROOM
- FAMILY BATHROOM AND TWO ENSUITES
- LARGE ENTRANCE HALL & LANDING
- GARAGE AND GARDENS
- GARDEN OFFICE

GUIDE PRICE
£1,250,000

A substantial brand new architecturally designed individual home in the heart of the town

TIM RUSS
& COMPANY

The Property

An outstanding home of size and quality ideally positioned in a highly regarded location close to the town and station.

This brand new and individual home boasts accommodation of approximately 3,000 sqft and has an A rated energy performance certificate.

Albany House is a remarkable property which has been expertly finished throughout using quality materials, fittings and appliances. The accommodation in brief comprises five bedrooms, a breathtaking 'hub of the home' kitchen/family room at the rear, cloakroom, family bathroom, two en suites and a well constructed garden office. The property is being sold with the added benefit of a ten year structural warranty and solar panels with battery storage.

Outside

There is driveway parking to the front leading to the garage with an area of lawn which extends to the side. The rear garden is an attractive arranged around a little stream with a footbridge over giving access to the garden office.

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, 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. There are many pleasant walks and bridleways within the area.

Viewings

Strictly by appointment only.

Mortgage

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

Tenure: Freehold

Council Tax Band: To be confirmed

Score	Energy rating	Current	Potential
92+	A	100 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		













Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 128.0 sq m / 1,378 sq ft
 First Floor = 118.6 sq m / 1,277 sq ft
 Garage / Garden Studio = 36.1 sq m / 388 sq ft
 Total = 282.7 sq m / 3,043 sq ft (Excluding Void)

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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