



Wycombe Road
Princes Risborough

TIM RUSS
& COMPANY



Wycombe Road
Princes Risborough
Buckinghamshire
HP27 0EY

A high quality and beautifully presented modern detached four bedroom family home, situated within walking distance of the mainline railway station and town centre.

OIRO £950,000



Description The property which was built to the highest standards in 2019 and benefits from the remainder of the NHBC Warranty, ground floor zonal underfloor heating with radiators upstairs from a gas boiler, Quickstep laminate flooring and integral electric blinds throughout.

The accommodation to the ground floor offers an entrance hall, snug, study, stunning kitchen/dining/living room with a well appointed kitchen with Schuller units, two Neff ovens, one is a steam oven, Neff five ring gas hob with pop up extractor, larder and wine fridge and dishwasher. From the kitchen area are bi-fold doors to the patio and further to the ground floor is a utility room and cloakroom.

To the first floor is a spacious landing with access to a large loft void via ladder with planning permission to add a window to make further accommodation Ref: 22/06979/FUL, four double bedrooms with bedrooms one and two offering an en-suite, family bathroom with separate shower enclosure. All the bathrooms are fitted with Villeroy and Boch fittings.

Outside The property benefits from a solar PV system, the property is approached via a shared access road to a private driveway with parking for several vehicles and access to the double garage with electric doors, power, drainage, water and loft space.

The main loft is currently in use as a games and hobbies room and planning permission has been passed to add a window. 22/06979/FUL.

Planning permission has also been granted for conversion of the roofspace over the garage for use as office. 22/06893/FUL.

The gardens of the property are south westerly facing and offer a good level of privacy with a wide recently laid patio leading to lawn with fencing to the boundaries, there is a shed with power and light, doors to the utility room and garage.

Viewings Strictly by appointment only.

Tenure Freehold
Council Tax Band G

Situation 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.

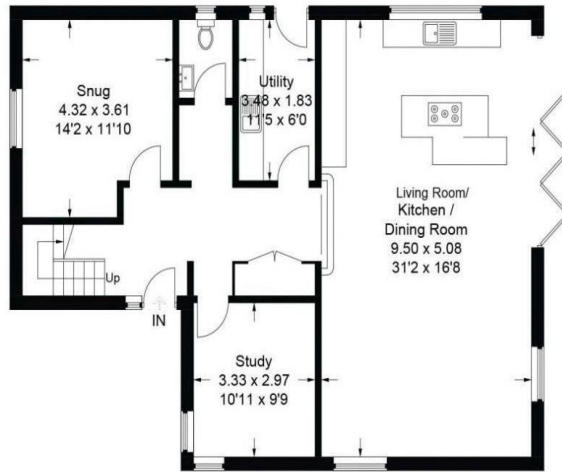
The M40 motorway provides fast access to the M25 or M4 motorway networks. Schooling in the area is excellent in both public and private sectors. There are many pleasant walks and bridleways within the area

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Ground Floor = 103.7 sq m / 1,116 sq ft
 First Floor = 101.9 sq m / 1,097 sq ft
 Garage = 33.6 sq m / 362 sq ft
 Total = 239.2 sq m / 2,575 sq ft

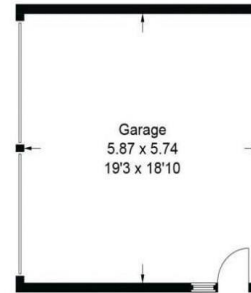
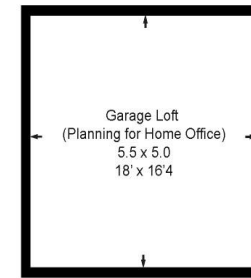
Additional Areas (Restricted Head Height)
 Garage Loft (Planning for Home Office) = 27.5 sq m / 296 sq ft
 House Loft (Hobbies & Games Room) = 52.08 sq m / 560 sq ft
 Grand Total = 318.7 sq m / 3,430 sq ft



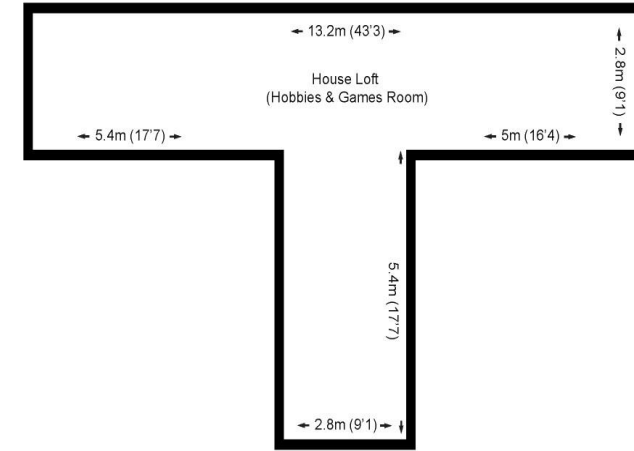
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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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