



Crossfield Road  
Princes Risborough

**TIM RUSS**  
& COMPANY



Crossfield Road  
Princes Risborough  
Buckinghamshire  
HP27 0HJ

Two bedroom bungalow on a large plot close to shops and amenities

**£395,000**



## The Property

A light and airy two double bedroom bungalow ideally situated close to shops and amenities. The gardens are particularly impressive with the gated front garden benefitting from driveway parking for several vehicles. There is also tremendous scope to extend subject to the usual consents.

The accommodation further comprises two reception rooms which include the living room and study and the family bathroom.

The attractive and substantial rear garden is a real joy and is mainly laid to lawn with two timber sheds.

## Location

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

The mainline railway station provides quick access to London Marylebone. For the motor commuter, the M40 (junction 4 High Wycombe) provides fast access to Central London, the M25, M4 and Heathrow Airport. Schooling in the area is highly regarded in both public and private sectors. There are many pleasant walks and bridleways within the area.

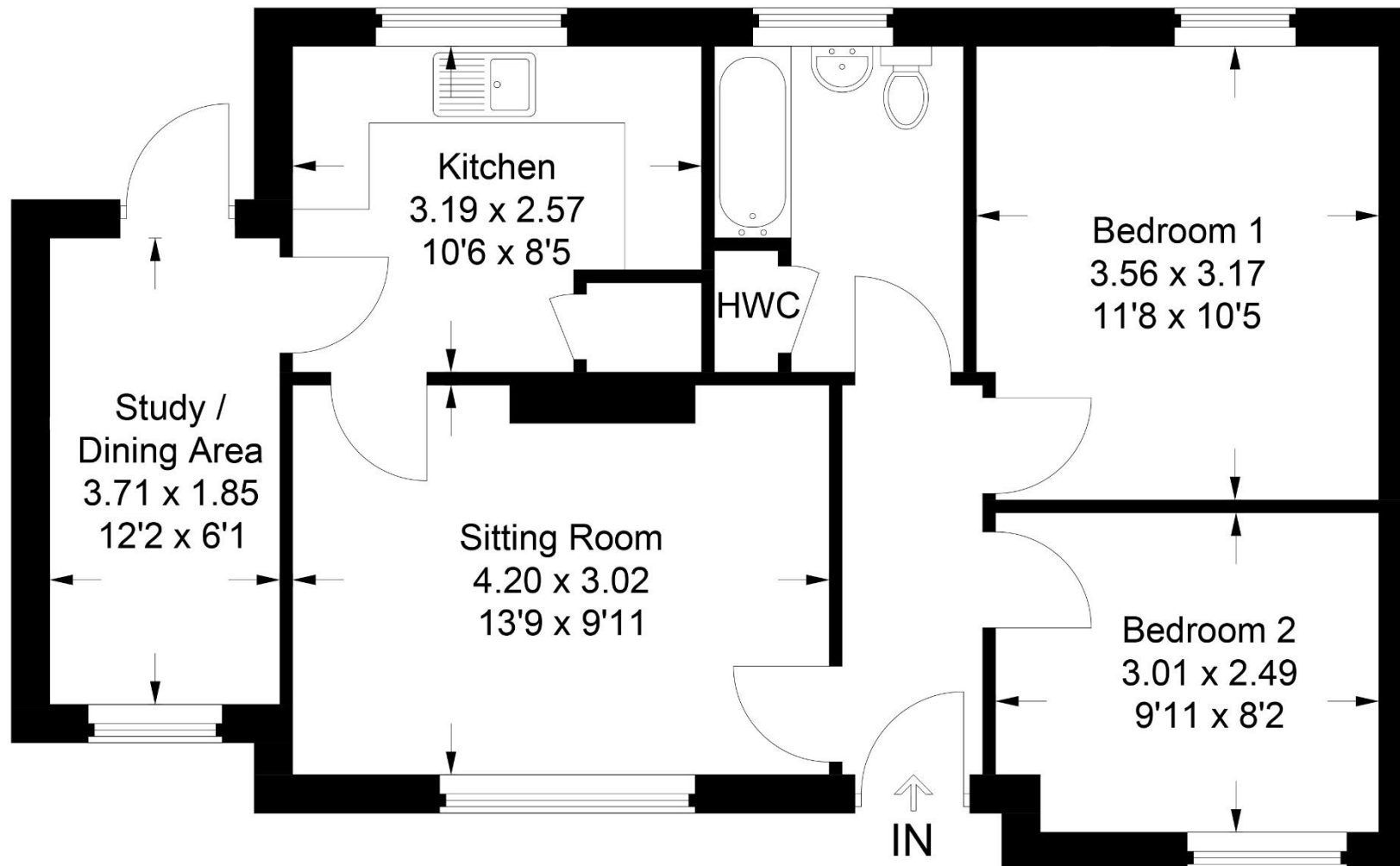
**Viewings** Strictly by appointment only.

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

**Council Tax:** Band C  
**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area = 54 sq m / 583 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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