



Summerleys Road
Princes Risborough

TIM RUSS
& COMPANY



Summerleys Road Princes Risborough Bucks HP27 9PZ

An extended three bedroom semi detached family home a short walk to the mainline station and town centre

£625,000



The Property

Within walking distance from the station and town centre is this beautifully presented three-bedroom extended family home with a fabulous rear garden measuring about 200ft. The living room is a wonderful space with a beautiful open fireplace and feature bay window. The open plan kitchen/diner/living room benefits from a skylight, bi fold doors and overlooks the garden. To the first floor there are three spacious double bedrooms and two modern bathrooms. There is scope to create a loft room subject to the relevant consents.

Outside

A particular feature is the rear garden which extends to circa 200ft and benefits from far reaching views to the landscape beyond. The front garden provides parking for several vehicles with access to the attached garage.

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.

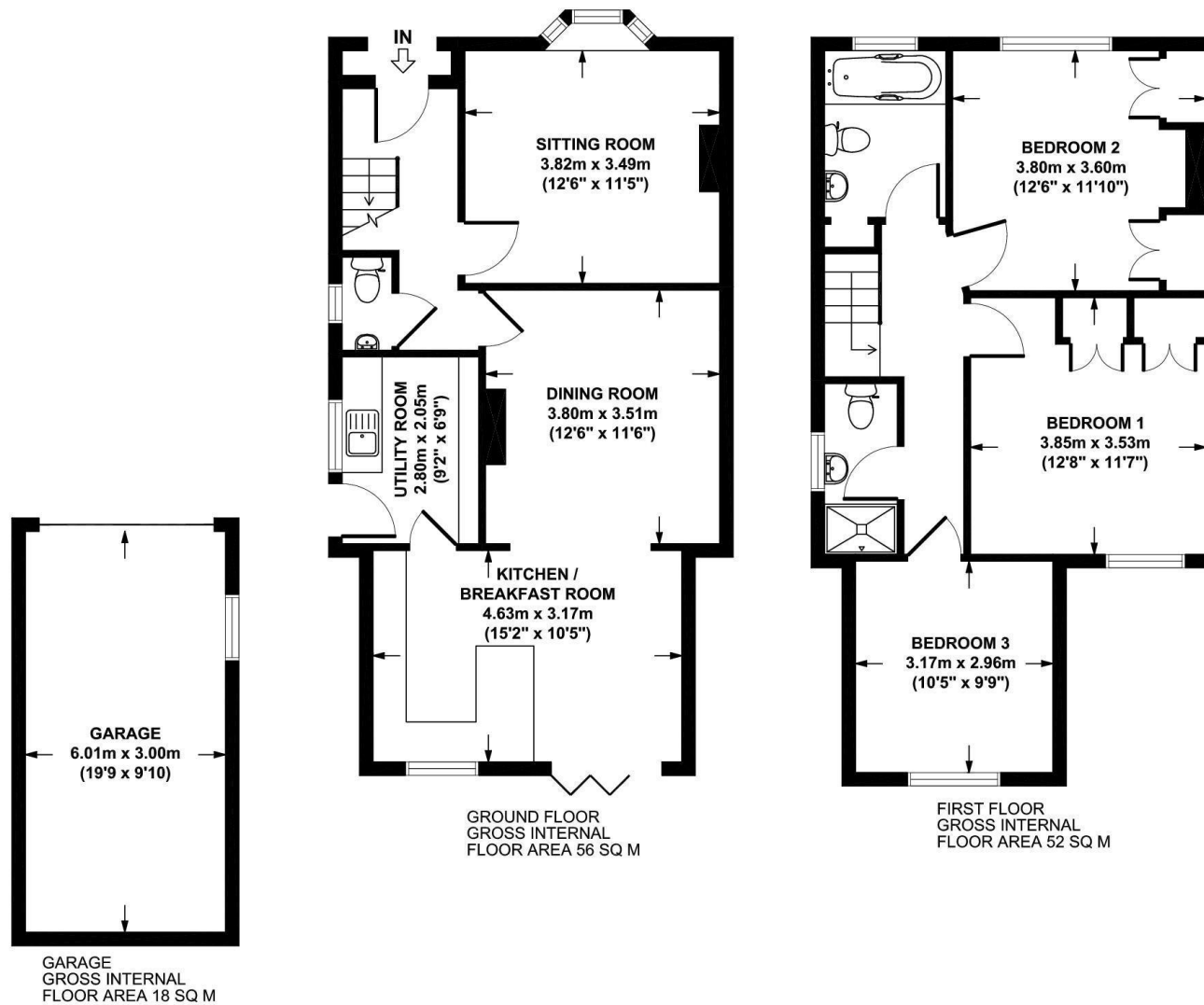
Viewings

Strictly by appointment only.

Tenure Freehold
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA 126 SQ M / 1356 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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