



The Avenue
Princes Risborough

TIM RUSS
& COMPANY



The Avenue, Princes Risborough Bucks HP27 0HL

A three bedroom modern detached family home with a southerly facing rear garden within a short walk of Princes Risborough town centre.

£600,000



DESCRIPTION

This well presented modern three bedroom detached family home is ideally positioned a short distance to the High Street. The accommodation is spacious with a generous kitchen and open plan living room/dining room.

The current layout comprises in brief: entrance hall with cloakroom, a well fitted kitchen opening into the dining room which has French doors to the garden and open to the dual aspect living room which features a log burning stove. On the first floor there are three bedrooms including an en suite shower to the master and a family bathroom.

OUTSIDE

The gardens to the rear are south facing and an attractive feature of the property offering a good sized area of lawn with patio area. There is a shed and gated access at the rear of the garden to a gravelled parking area. To the front is an enclosed garden with pathway and lawn enclosed with fencing and hedging. This could be converted to additional driveway space subject to the usual consents.



LOCATION

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities, doctors and dental surgeries, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides an 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.

To the front is an enclosed garden with pathway and lawn enclosed with fencing and hedging. This could be converted to additional driveway space subject to the usual consents.



VIEWINGS

Strictly by appointment only.

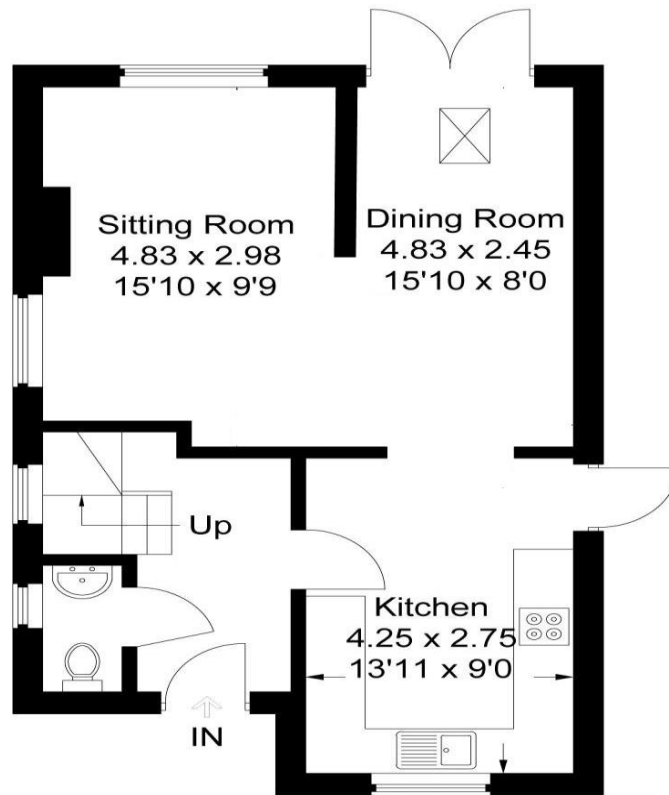
MORTGAGE

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

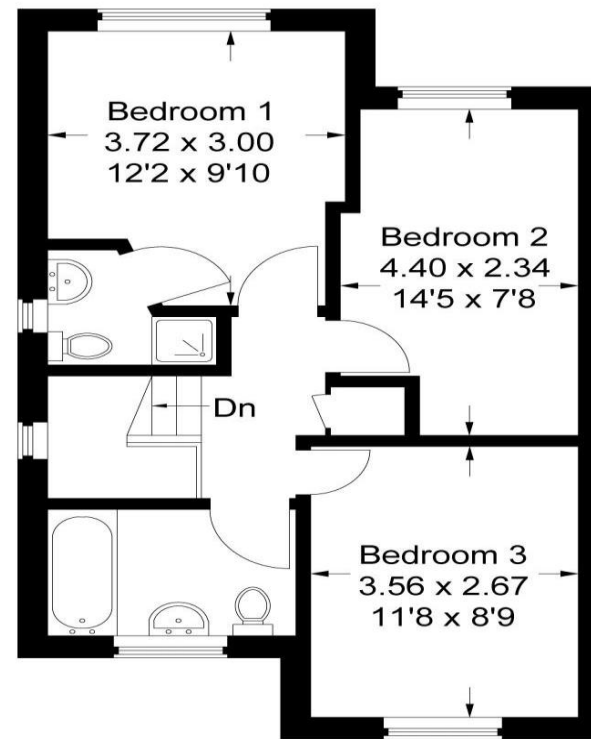
Council Tax Band E
Tenure Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 47.1 sq m / 507 sq ft
 First Floor = 44.1 sq m / 475 sq ft
 Total = 91.2 sq m / 982 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.

Produced for Tim Russ & Company



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