



Wycombe Road  
Saunderton

**TIM RUSS**  
& COMPANY





Wycombe Road  
Saunderton  
Buckinghamshire HP14 4HX

A well-presented three bedroom bungalow close to station in sought after village of Saunderton.

**£650,000**



**The Property** A spacious and flexible three bedroom semi-detached bungalow situated in this popular village location with countryside views to the front. Accessed via a covered porch to the hallway, there is a large utility room which was previously the garage and could be converted back, well fitted kitchen with view to front, dual aspect sitting room with feature fireplace, dining room and bright conservatory overlooking the garden. The bedrooms are all of a pleasing size with an en-suite shower room, fitted wardrobes and patio doors to the garden to the master bedroom. There are further wardrobes in the second bedroom. There is also a family bathroom. The bungalow offers a large loft space accessed via a ladder and offers potential for conversion to further accommodation subject to planning permission.

**Outside** To the rear of the bungalow is a private Lshaped delightful and well tended garden with a paved patio and gated access to the front, steps lead up to a large area of lawn with well established floral and herbaceous borders. To the rear of the garden there is a workshop/summerhouse and small fruit tree orchard. To the front of the bungalow there



is a large block paved driveway for several cars bordered with flowerbeds and enclosed with fencing and a dwarf wall.

**Location**

Saunderton is located approximately 4 miles South of Princes Risborough in the Misbourne Valley, nestled within the Chiltern Hills.

There are excellent commuter transport links into nearby High Wycombe and Princes Risborough with a direct rail service to London Marylebone from 44 minute and a station at Saunderton itself. Princes Risborough & High Wycombe offer a good selection of speciality shopping, M&S food, Waitrose, good restaurants/pubs, cinema, and Leisure Centres. Buckinghamshire is renowned for its State (including Grammar) and Private education, details of which can be gained from Wycombe District Council.



**Mortgage**

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

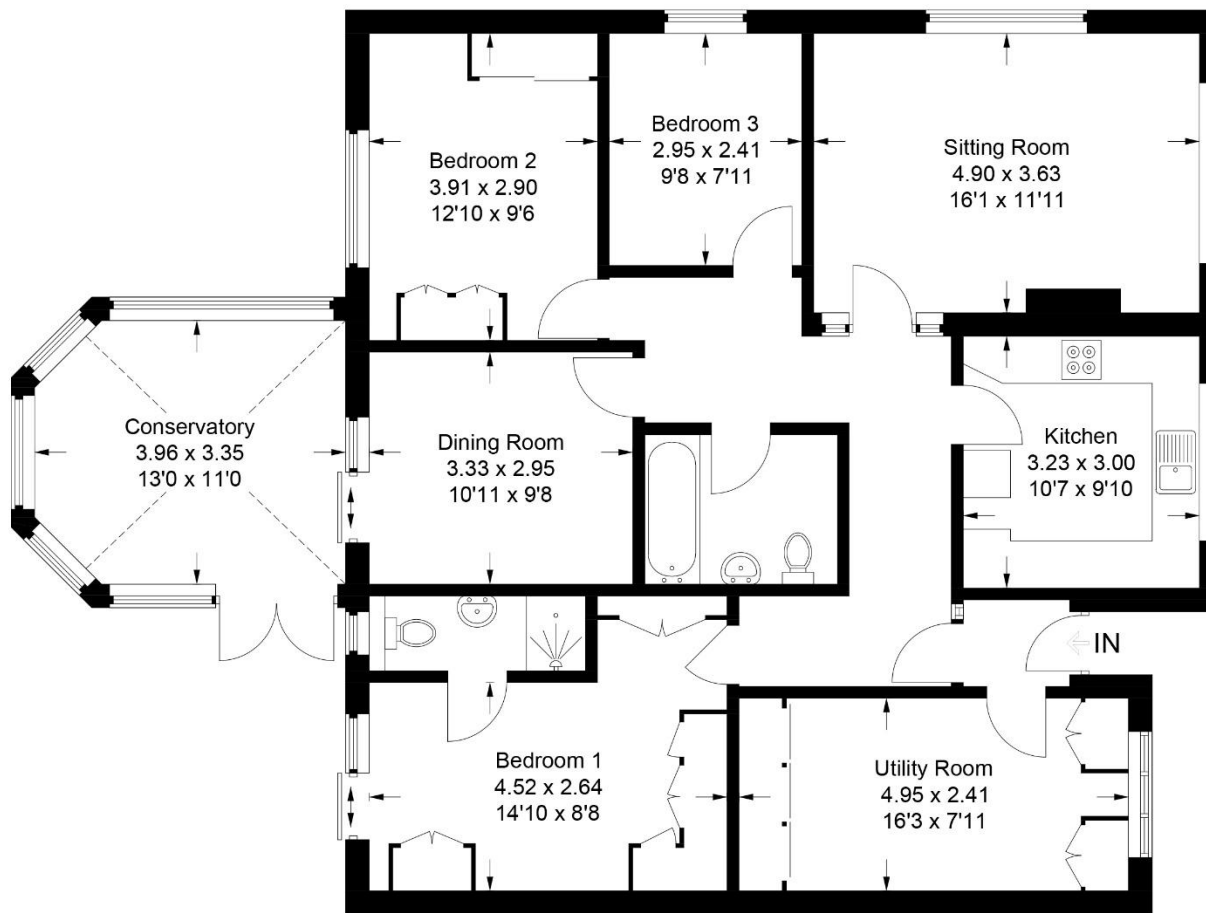
**Council Tax Band** F

**Tenure** Freehold

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		







## Ground Floor

Approximate Gross Internal Area  
124.6 sq m / 1341 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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