



Gables Drive, Saunderton - HP14 4HP

Offers Over £475,000

 **TIM RUSS**
& Company



Gables Drive

Saunderton, High Wycombe

- Four bedrooms
- Cul-de-sac location
- Short walk of Saunderton Station
- Large kitchen/dining room
- Family bathroom and en-suite shower
- Garage and driveway parking
- Attractive south facing garden

The hamlet of 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 in 46 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.



Gables Drive

Saunderton, High Wycombe

We are pleased to offer this four bedroom family home situated in a popular village location just a five minute walk to Saunderton train station. Impressive kitchen/diner, four bedrooms and a private southerly facing gardens in a quiet-cul-de-sac.

We are pleased to offer this four bedroom family home situated in a popular village location just a five minute walk to Saunderton train station.

The accommodation comprises entrance hall with door to living room, French doors to the large and impressive kitchen/dining room with quality worktops space for table and chairs french doors to garden with a door to the integral garage. To the first floor can be found three bedrooms, family bathroom and stairs rising to the second floor with a further bedroom and en suite.

Outside there is driveway parking to the front with access to the garage. The attractive south facing rear garden is laid mainly to lawn with shrubs and borders.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





1 Gables Drive

Approximate Gross Internal Area

Ground Floor = 51.7 sq m / 556 sq ft

First Floor = 46.0 sq m / 495 sq ft

Second Floor = 34.1 sq m / 367 sq ft

(Including Loft Storage)

Garage = 15.4 sq m / 166 sq ft

Total = 147.2 sq m / 1,584 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

