



## Windmill Hill, Princes Risborough - HP27 0EP

In Excess of £835,000

 **TIM RUSS**  
& Company





## Windmill Hill

Princes Risborough, Princes Risborough

- 4 Bedrooms
- Close to the town centre
- Fantastic views
- Free flowing accommodation





# Windmill Hill

Princes Risborough, Princes Risborough

Impressive four bedroom family home near town centre & train station with fabulous views and no onward chain.

Conveniently positioned close to the town centre and mainline train station is this impressive four bedroom family home with wonderful views.

Offered in excellent decorative order this light and airy home is to be sold with no onward chain. The free flowing accommodation comprises entrance hall leading to living room with fabulous views, study, and kitchen. The dining room follows on the living room. Additionally there is a useful utility room & double garage.

To the first floor can be found four good sized bedrooms, family bathroom and en suite to the principal bedroom.

There is parking to the front with access to the double garage. The garage has been partially converted for use as a gym/recreational space although can still be used for cars. The rear garden is a good size being laid mainly to lawn and is very private backing onto fields.

Council Tax band: G

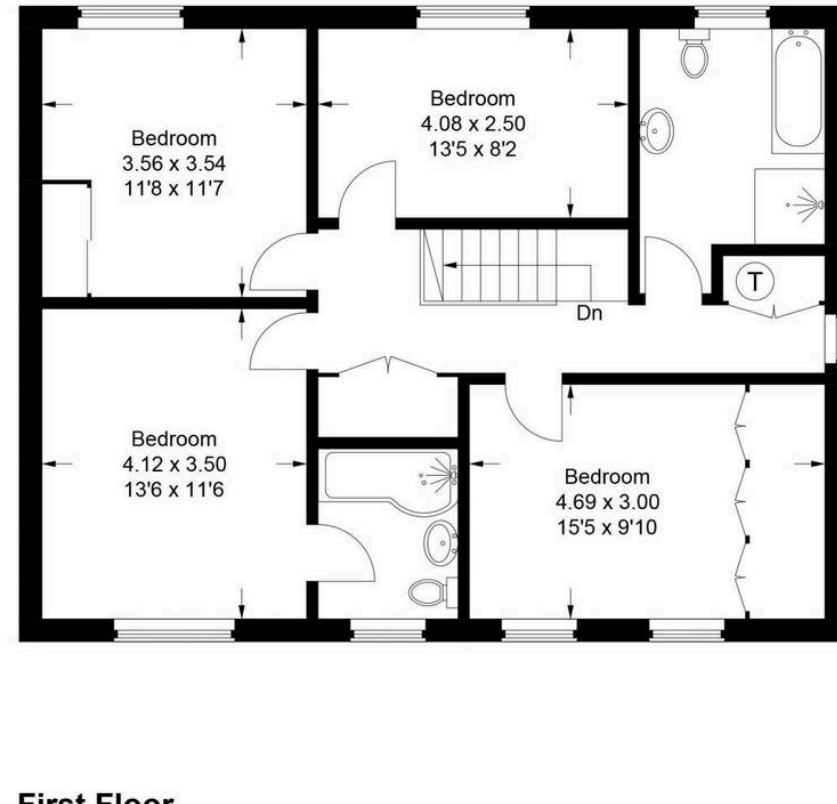
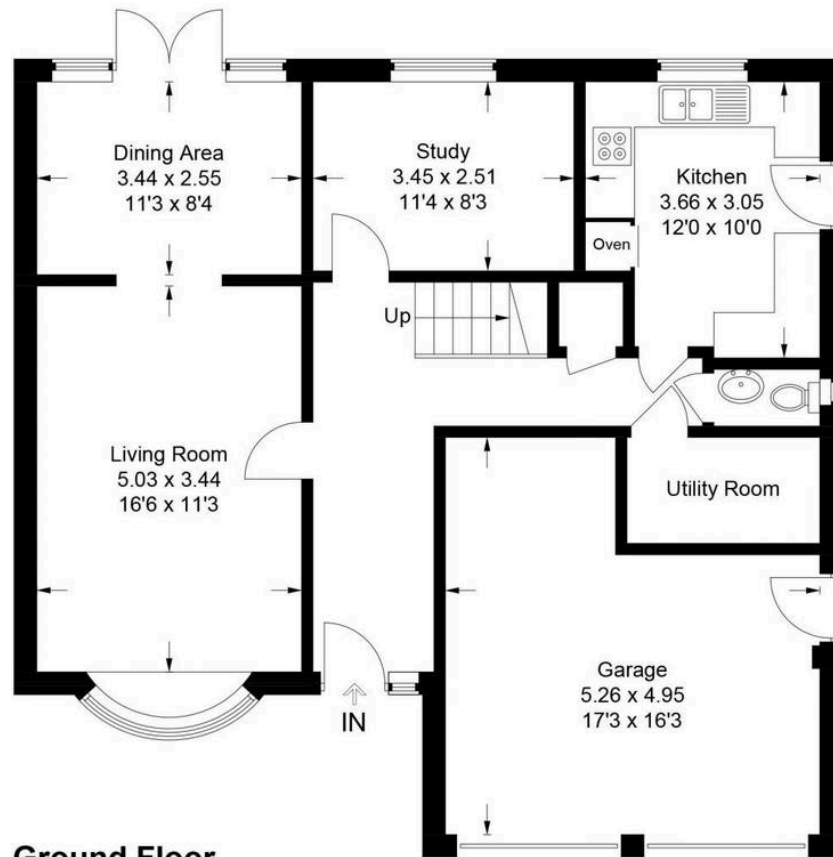
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Approximate Gross Internal Area  
 Ground Floor = 68.6 sq m / 738 sq ft  
 First Floor = 80.7 sq m / 869 sq ft  
 Garage = 21.9 sq m / 236 sq ft  
 Total = 171.2 sq m / 1,843 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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