



Elmdale Gardens, Princes Risborough - HP27 0DL
£450,000



Elmdale Gardens

Princes Risborough

- Three Bedrooms
- Cul-de-Sac Location
- Short Walk to Town and Station
- Extended
- 26ft Living/Dining Room
- Large Kitchen/Breakfast Room
- Family Bathroom
- Garage and Gardens
- No Onward Chain



Elmdale Gardens

Princes Risborough

Positioned just a short walk from the town centre and train station, this home offers fantastic convenience in a popular cul-de-sac. This extended three bedroom home features spacious accommodation and is being sold with no onward chain.

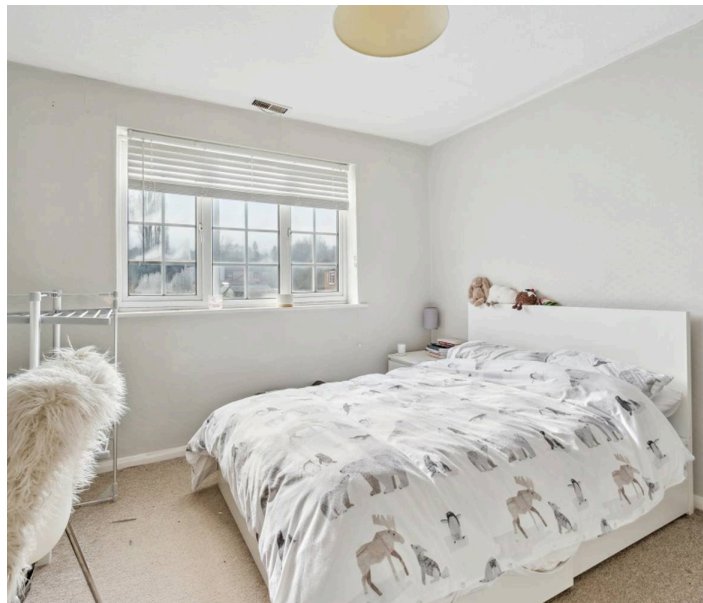
On entering you are greeted with a bright and airy 26ft living/dining area with a door to the garden—perfect for entertaining—along with a generous kitchen/breakfast room. To the first floor can be found three well-proportioned bedrooms complemented by the family bathroom and cloakroom. Additionally there is a garage which offers the possibility to convert subject to the relevant consents, driveway parking and rear garden.

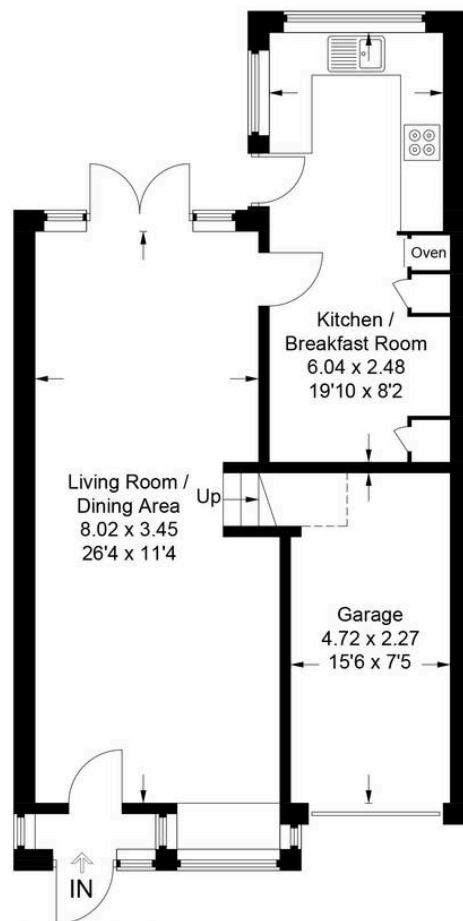
Council Tax band: D

Tenure: Freehold

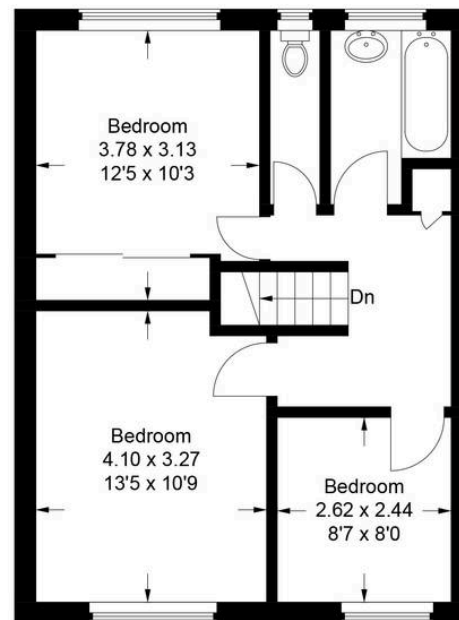
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 45.1 sq m / 485 sq ft
 First Floor = 47.1 sq m / 507 sq ft
 Garage = 10.5 sq m / 113 sq ft
 Total = 102.7 sq m / 1,105 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

1 High Street, Princes Risborough - HP27 0AE

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

