



Aylesbury Road, Princes Risborough - HP27 0JP
£900,000

 **TIM RUSS**
& Company



Aylesbury Road

Princes Risborough

An elegant three bedroom detached home, beautifully presented set in a secluded plot conveniently located within a short walk to town. One of its standout features is the breathtakingly landscaped gardens, both front and rear—an idyllic sanctuary for relaxing and entertaining.

On entering, the hallway leads to the large sitting room, flooded with natural light through the large front facing window. From here can be accessed the dining room and impressive garden room - a perfect spot to enjoy the garden's charm, no matter the season. The good-sized kitchen is modern and well planned with a well equipped utility room and walk-in larder. The master bedroom, complete with a large en suite and two dressing rooms, offers a luxurious retreat within the comfort of your own home.

This property further boasts a downstairs cloakroom and family bathroom, ensuring convenience for residents and guests alike. Adding to its allure are the double garage with electric doors and the electric gated driveway, providing secure parking facilities. Embrace the essence of refined living in this distinguished dwelling that epitomises comfort, style, and convenience.



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Princes Risborough

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Elegant Detached Home
- Secluded Position
- Short Walk to Town
- Substantial and Attractive Landscaped Gardens
- Three Reception Room and Three Bedrooms
- Good Sized Kitchen and Utility Room
- Bedroom One with Large En Suite and Two Dressing Rooms
- Family Bathroom and Downstairs Cloakroom
- Double Garage and Gated Driveway







Tim Russ and Company

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Approximate Gross Internal Area
 Ground Floor = 104.4 sq m / 1,124 sq ft
 First Floor = 84.6 sq m / 911 sq ft
 Garage = 28.3 sq m / 305 sq ft
 Total = 217.3 sq m / 2,340 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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