



Manor Park Avenue, Princes Risborough

Offers Over £825,000

 **TIM RUSS**  
& Company



## Manor Park Avenue

### Princes Risborough

A spacious four bedroom family home with no onward chain, ideally positioned in one of the town's most sought-after locations just moments from the station and local shops. This delightful home appears to have been well-maintained, and while it offers plenty of space and potential, a touch of modernising would truly make it shine. Set on a generous third of an acre, it's been a cherished family home for over 50 years — and now it's ready for a new chapter.

Inside, there's no shortage of space, with three reception rooms, a kitchen/breakfast room, utility, four good-sized bedrooms, and a flexible fifth bedroom or study. The layout is ideal for family life, and with some updating, there's fantastic scope to make it your own.

Outside, the beautifully kept and substantial gardens are a real joy and compliment this wonderful home.



## Manor Park Avenue

Princes Risborough

Council Tax band: F

Tenure: Freehold


EPC Energy Efficiency Rating: C

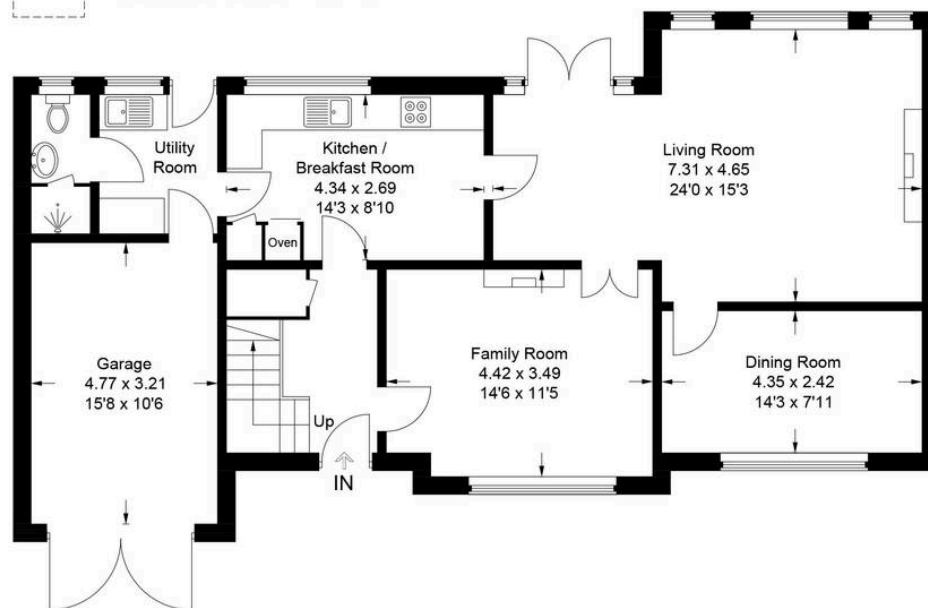
EPC Environmental Impact Rating: D

- Convenient Location Close to Station
- Third Of An Acre Plot
- No Onward Chain
- Scope For Improvement
- Three Reception Rooms
- Kitchen Breakfast Room & Utility Room
- Four Bedrooms & Bedroom 5/Study
- Cloakroom & Family Bathroom
- Garden and Beautiful Gardens

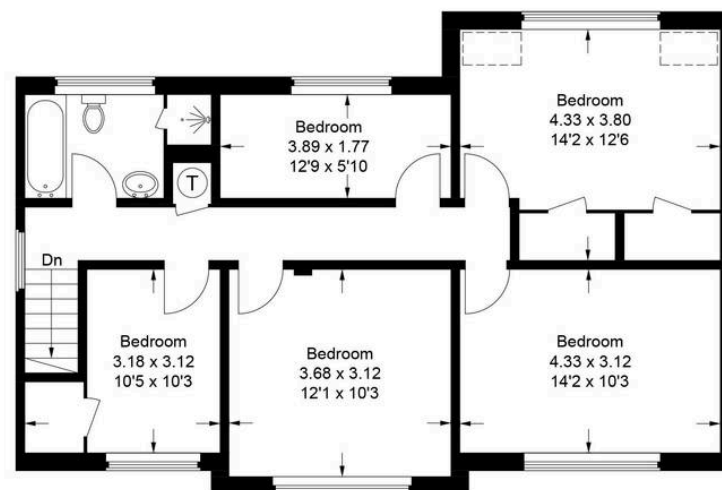




 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 102.0 sq m / 1,098 sq ft  
 First Floor = 77.4 sq m / 833 sq ft  
 Total = 179.4 sq m / 1,931 sq ft  
 (Including Garage)

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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