



City Road, Radnage

Offers Over £1,000,000

 **TIM RUSS**
& Company



City Road

Radnage

Built in 2001, this substantial family home offers the best of both worlds: modern build quality filled with character charm.

Sitting on just under a third of an acre in a highly regarded Chiltern Hills village, it offers four well-sized bedrooms, the principal with ensuite, plus a large family bathroom and downstairs cloakroom.

Three separate reception rooms provide comfortable living spaces, while the eat-in kitchen takes a full family table with room to spare. Exposed beams, solid wood doors, and two woodburning stoves supply the atmosphere.

Stepping outside into the level rear garden is a real joy, offering plenty of space for families and those wanting to enjoy the idyllic retreat. The home is complemented by a detached double garage and separate utility space with further expansion possible through the stabling at the rear that offers the scope to convert and further add to this home.

Beyond the hedge you'll find a wonderful community with many friendly social events focused around the village hall. The village also provides good schooling, a historic church and countless acres of beautiful countryside to explore by foot or bicycle.



City Road

Radnage

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious Family Home
- Wonderful Village Location
- Four Bedrooms
- Large Living Room
- Three Reception Rooms
- Cloakroom, Family Bathroom & En suite
- Double Garage and Driveway







Tim Russ and Company

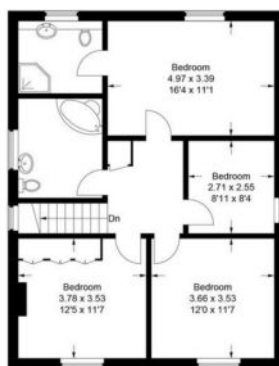
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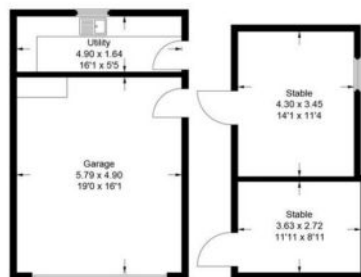




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 83.7 sq m / 901 sq ft
 First Floor = 76.0 sq m / 818 sq ft
 Outbuildings = 62.6 sq m / 674 sq ft
 Total = 222.3 sq m / 2,393 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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