



Summerleys Road  
Princes Risborough

**TIM RUSS**  
& COMPANY



## Summerleys Road Princes Risborough Bucks HP27 9PZ

An extended three bedroom semi detached family home a short walk to the mainline station and town centre

**Offers Over £625,000**



## The Property

A tastefully presented and impressive three bedroom semi detached family home with a fabulous garden ideally positioned a short walk to Princes Risborough train station and the beautiful country walks / cycle route of the phoenix trail. A particular feature is the stunning living space to the rear, ideal for family living.

This attractive property comprises a roomy entrance porch useful for prams, scooters etc leading to entrance hall, sitting room with a large bay window and lovely feature fireplace, cloakroom, spacious lounge/bedroom and good sized kitchen/breakfast room at the rear with doors to the garden. To the first floor can be found three bedrooms and a large family bathroom with a bath and separate shower.

## Outside

To the front there is a screened front garden with driveway parking with a gate to the side and rear.

The rear garden is a particularly strong feature being generous in size and roughly split into sections where there is a terraced and lawned area, raised vegetable beds and an area of mature trees at the bottom of the garden. There is a built-in barbeque perfect for alfresco dining.

## Location

Princes Risborough is a small market town offering a comprehensive range of shops for day-to-day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, Coffee shops, library and veterinary surgeons.

Risborough Springs offers excellent gym facilities and an indoor swimming pool.

The mainline railway station provides excellent access to London Marylebone.

The M40 motorway provides fast access to the

M25 or M4 motorway networks.

Schooling in the area is excellent in both public and private sectors. There are many pleasant walks and bridleways within the area.

## Viewings

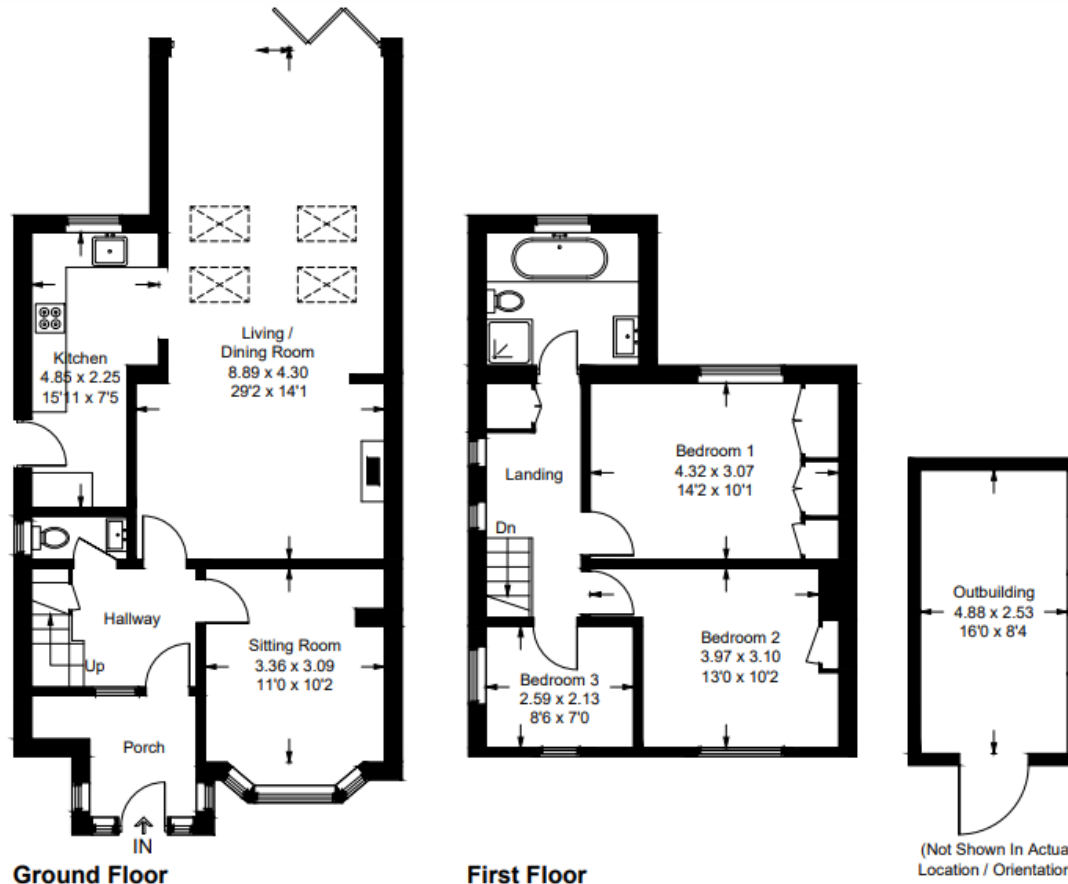
Strictly by appointment only.

**Tenure** Freehold

**Council Tax Band** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**

**First Floor**

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
 Ground Floor = 70.2 sq m / 756 sq ft  
 First Floor = 45.3 sq m / 488 sq ft  
 Outbuilding = 12.5 sq m / 134 sq ft  
 Total = 128 sq m / 1,378 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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