

# 15 Leo Crescent

Princes Risborough | Bucks | HP27 9FR



Price £540,000

## ACCOMMODATION

Reception hallway with cloakroom  
Open plan sitting / dining / kitchen  
Kitchen with range of fitted units  
Main bedroom with en suite & balcony  
Bedroom 2 with Juliette balcony  
Further double bedroom on first floor  
Family bathroom  
Enclosed rear garden with patio area  
Attached single garage and driveway  
Immaculately presented throughout



Ideally located in the heart of Princes Risborough within walking distance of both Princes Risborough town centre and the train station, with direct trains into London Marylebone from 34 mins, is this beautifully presented three bedroom semi-detached home that has been finished to the highest standards throughout.

This spacious home offers a cloakroom, a large open



plan sitting room/dining room with double doors opening onto the delightful gardens as well as a well appointed kitchen with built in appliances. To the first floor is two double bedrooms, bedroom two with a Juliette balcony, and a family bathroom. To the first floor is the master bedroom with an en-suite and a delightful balcony. The garden to the rear offers a large patio area ideal for entertaining as well as a generous area of lawn and offers a good level of seclusion and a sunny aspect. The property further benefits from driveway parking and a garage.

## KEY FEATURES

- Situated on the edge of Princes Risborough and close to amenities
- Beautifully presented and impeccably maintained by the current owners
- Within a short drive of Princes Risborough mainline station
- Excellent choice of primary and secondary schools close by
- Easily accessible to the M40 with access to London, Birmingham & Oxford
- Situated in a new development within a cul de sac location
- Please call Colombs on 01844 214421 to arrange a viewing

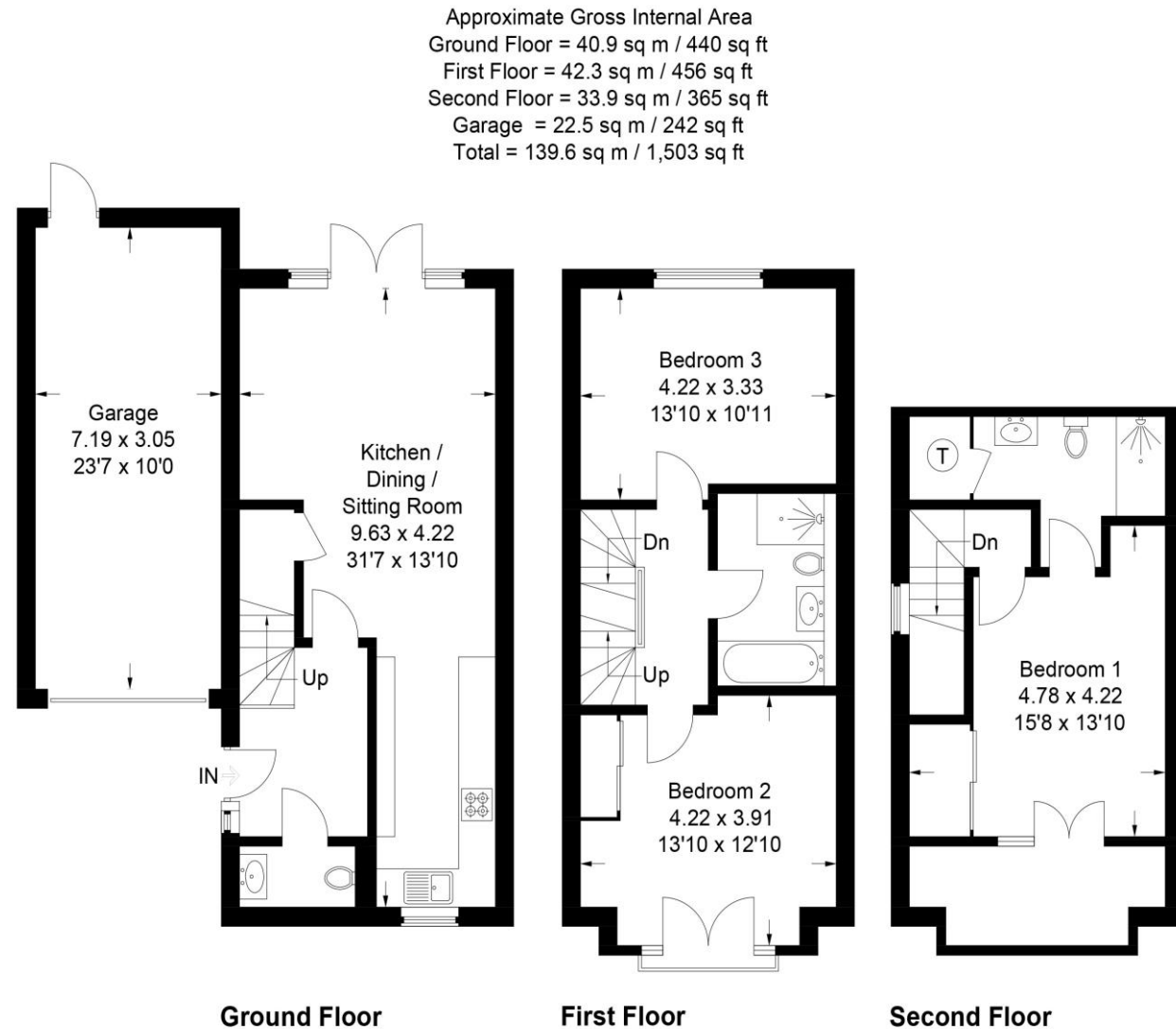


## Situation

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops. There is a swimming pool and sports centre as well all within walking distance of the picturesque High Street.

Princes Risborough is within easy driving distances of the larger towns of both High Wycombe and Aylesbury.

Princes Risborough is on the edge of the Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from 35 minutes, and road communications in the area are good with good road links to the National Motorway networks



Local Authority – Wycombe Council

Council Tax - D

EPC - B

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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