

Princes Risborough

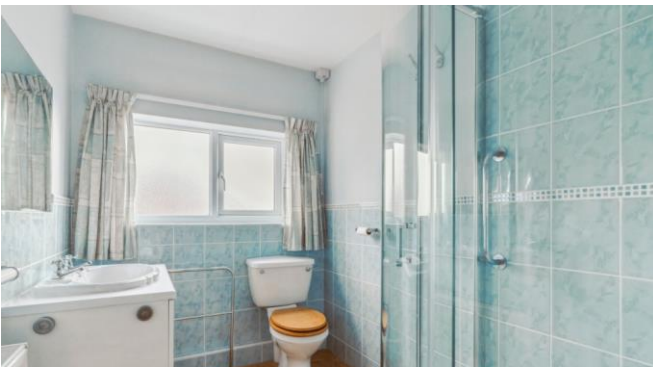
1 Jasmine Crescent | Princes Risborough | Bucks | HP27 0AB



Price £450,000

ACCOMMODATION

A three bedroom detached house
Entrance hallway with useful cloakroom
Spacious kitchen and breakfast area
Well appointed sitting / dining room
Patio doors opening to the garden
Main bedroom with range of wardrobes
Further double bedroom and a single room
Fully tiled shower room on first floor
Delightful walled rear garden with lawn
Garage and driveway parking to the rear



A rarely available three bedroom detached home ideally situated in the heart of Princes Risborough and benefitting from driveway parking and a garage to the rear. The property could be updated and extended subject to the necessary planning consents. There is an entrance hallway with downstairs cloakroom and door opening into the well appointed sitting / dining room with doors opening to the garden as well as a staircase



rising to the first floor. The kitchen has a range of units with door opening to the garden and space for breakfast table. On the first floor the main bedroom has a range of wardrobes. There is a further double bedroom and a single bedroom as well as a fully tiled shower room. Externally the rear garden is walled and mainly laid to lawn with mature borders. The property is conveniently situated close to the main high street as well as local amenities and schools and would suit either a young family or an older couple requiring easy access to the town centre facilities.

KEY FEATURES

- Three bedroom detached home within the heart of Princes Risborough
- Walking distance to the High Street and local amenities
- Close to Princes Risborough mainline railway station
- Potential to update and extend subject to necessary consents
- Garage and parking to the rear of the property
- Offered For Sale with No Onward Chain
- Please call Colombs on 01844 214421 to arrange a suitable time to view



LOCATION

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 - E

EPC - D

1 Jasmine Crescent

Approximate Gross Internal Area

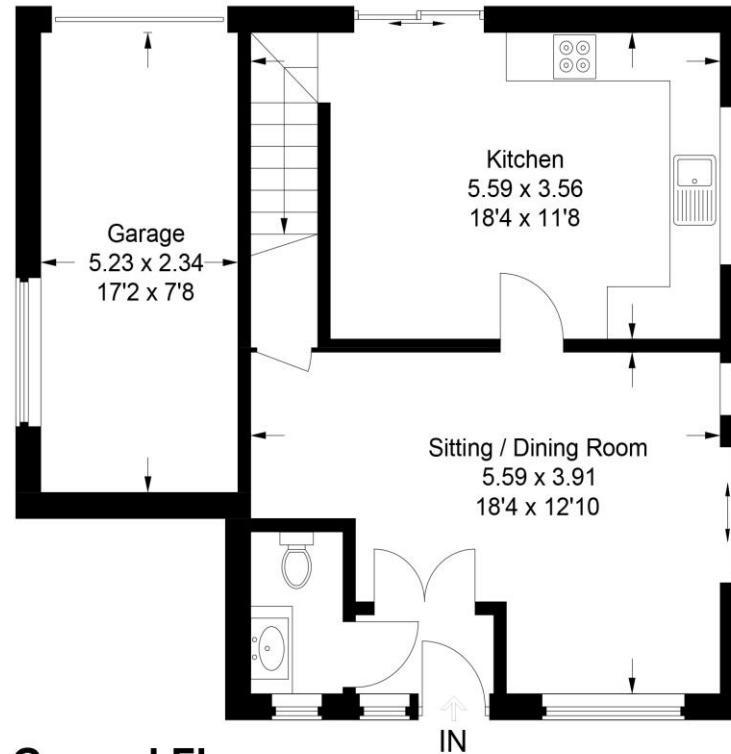
Ground Floor = 42.9 sq m / 462 sq ft

First Floor = 44.4 sq m / 478 sq ft

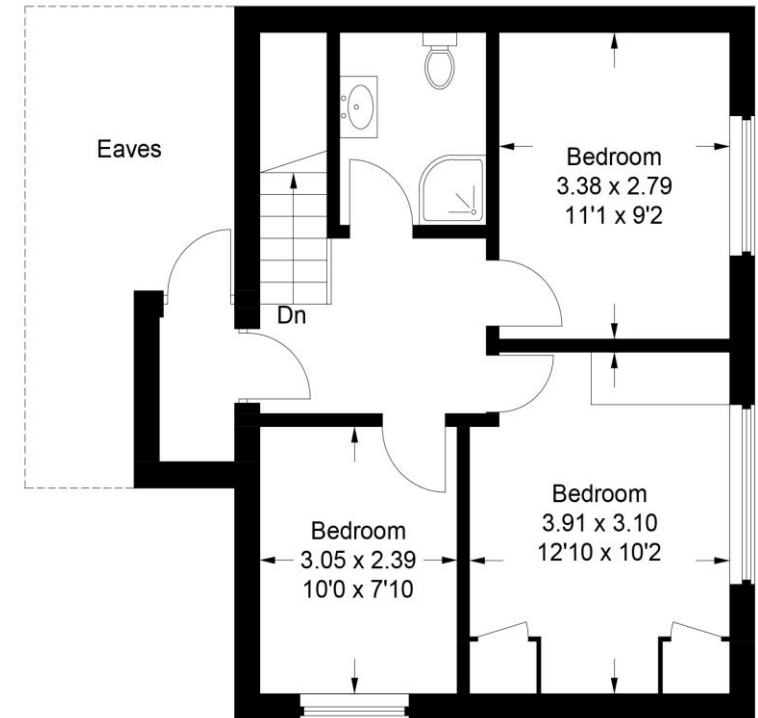
Garage = 12.3 sq m / 132 sq ft

Total = 99.6 sq m / 1,072 sq ft

(Excluding Eaves)



Ground Floor



First Floor

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.