



## 35 Brooke Road, Princes Risborough, HP27 9HJ

Guide price £450,000



A deceptively spacious four bedroom property in a quiet cul-de-sac location. The property must be viewed to appreciate the superb interior & high-quality full refurbishment & redecoration. Well-placed for the station and in particular the town and also favourably positioned for local parks & leisure amenities. The accommodation comprises the following on the ground floor: Entrance hall, study, downstairs w/c, storage area, sitting room, well-equipped kitchen / dining room with a range of integrated appliances. On the first floor there are four bedrooms, including the master bedroom with a new fully tiled en-suite and there is also a new fully tiled family bathroom. The landing has access to a large floored & lit loft area and combination boiler with over nine years warranty remaining. The rear gardens include a raised patio seating area and recently turfed garden. EPC Rating: D - the property has had energy efficiency improvements done since this rating.

- Four double bedrooms (including master with en-suite)
- Fully refurbished
- Office / Study room
- Hardwired alarm system (smoke, heat & CO)
- Garden & terrace & Quiet residential area
- Two bathrooms
- Fitted wardrobes in two bedrooms
- Gas CH & fully serviced Baxi combi boiler
- Large loft space (fully boarded & insulated since last EPC)
- Close to amenities (shops, park, leisure centre & train station)

