



Aylesbury Road  
£875,000

 **TIM RUSS**  
& Company





## Princes Risborough

Situated within easy reach of Princes Risborough town centre and the mainline station, this generous four-bedroom detached home offers flexible living in a prime location. With no onward chain, it is ready for immediate occupation and ideal for families or those looking to upsize.

The ground floor features a bright and expansive open plan kitchen and dining area that creates a natural hub for everyday life and entertaining. A separate living room provides a quiet retreat, while the layout allows for easy movement throughout the home. Upstairs, there are four well-sized bedrooms and two bathrooms, including an en suite to the main bedroom.

The property sits on a generous plot with a large private garden that offers plenty of space for children to play or for outdoor gatherings. A wide driveway provides ample off-street parking. This is a well-balanced and comfortable home in a convenient and desirable part of Princes Risborough.

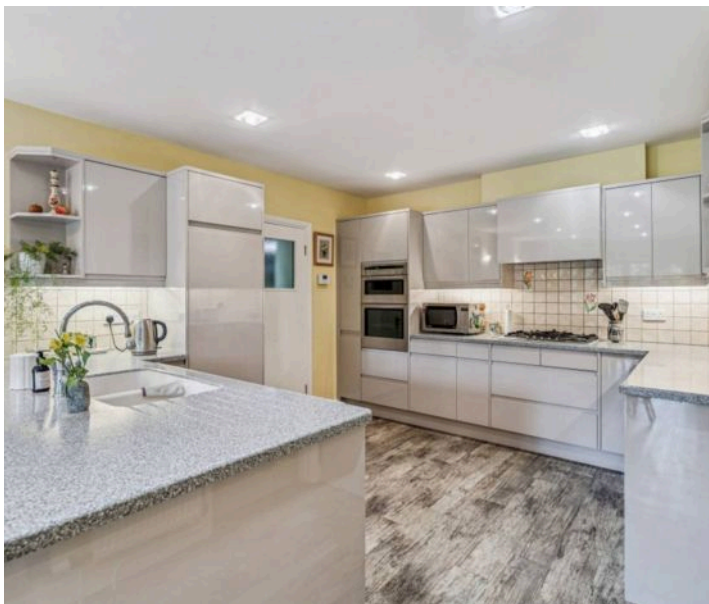




Council Tax band: F

Tenure: Freehold

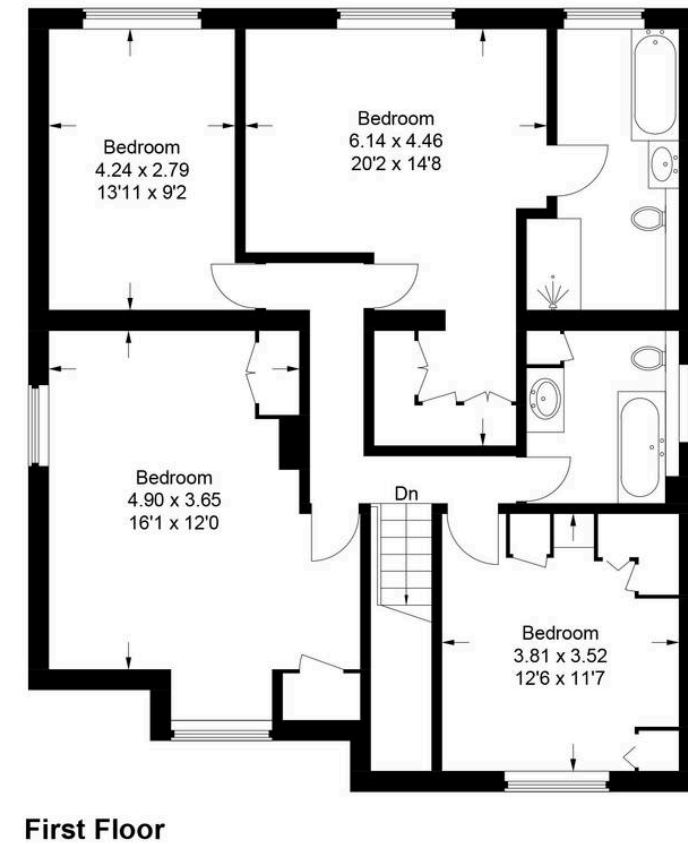
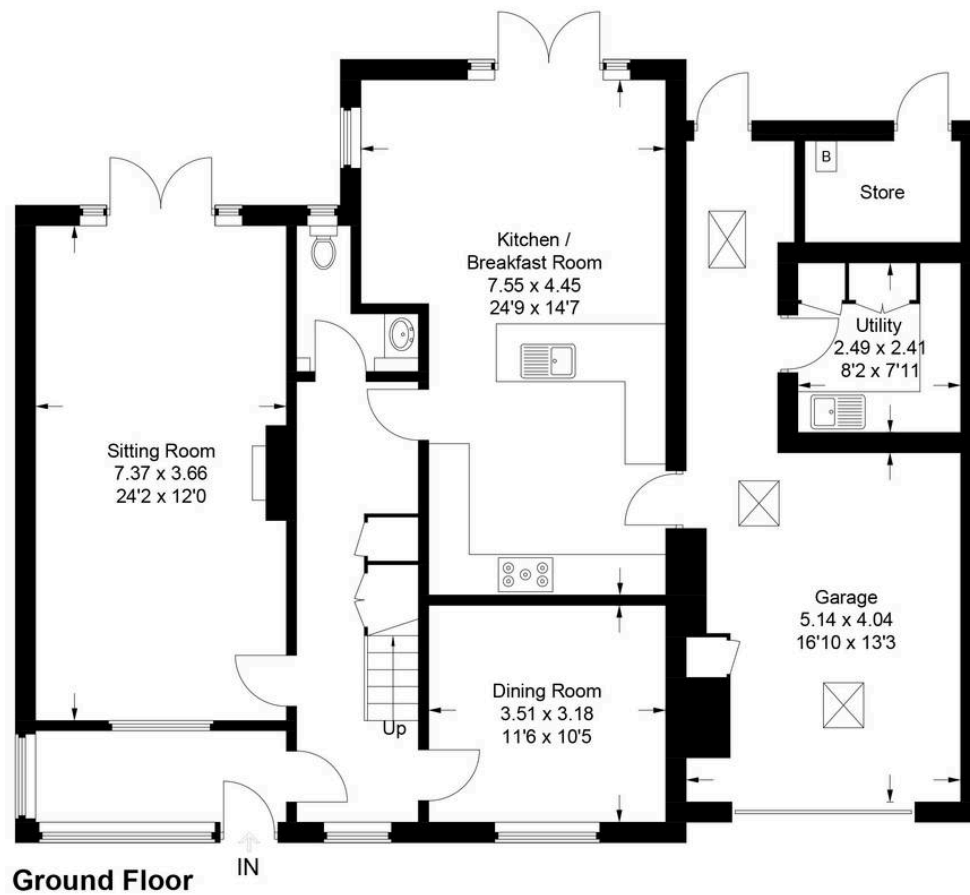
- Four bedroom detached family home
- Close to town centre
- No onward chain
- Beautiful garden
- Large driveway & garage
- Two bathrooms
- Open plan kitchen / diner











Approximate Gross Internal Area  
 Ground Floor = 130.2 sq m / 1,401 sq ft  
 First Floor = 96.9 sq m / 1,043 sq ft  
 External Store = 3.6 sq m / 39 sq ft  
 Total = 230.7 sq m / 2,483 sq ft  
 (Including Garage)

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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# Tim Russ and Company

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