



Westmead, Princes Risborough - HP27

Offers Over £425,000

 **TIM RUSS**  
& Company



- Two bedroom bungalow close to town centre
- Modern bathroom
- Lovely rear garden
- Parking for several cars
- Bright & airy living room
- Conservatory
- Planning Permission to extend at the rear and side of the house.
- Garage

Nestled between the Chiltern Hills and the Vale of Aylesbury, Princes Risborough combines countryside charm with excellent commuter links. The town offers a traditional High Street with independent shops, cafés and pubs, a strong community atmosphere, and access to beautiful walking and cycling routes, including the famous Whiteleaf Cross. Princes Risborough station provides regular trains to London in under 45 minutes, while nearby road links offer easy access to the M40 and surrounding towns. The town is also well served by regular bus routes linking High Wycombe and Aylesbury, making it convenient for local travel as well as commuting. Altogether, it's a sought-after location for those seeking a balance of rural beauty and modern convenience.



Ideally situated for those seeking a level walk to local amenities and the High Street, this semi-detached bungalow is offered with no onward chain. It presents an excellent opportunity for buyers looking to modernise or extend, complemented by a superb west-facing rear garden.

The entrance door opens into a central hallway with access to two generous double bedrooms and a shower room. A spacious sitting room flows through to a well-maintained kitchen, complete with an integrated electric oven and gas hob, along with plumbing for a washing machine. To the rear, a brick-built garden room provides a bright and airy additional reception space, enjoying delightful views over the garden.

The substantial west-facing rear garden is predominantly laid to lawn, with a paved patio area that captures the sun throughout the day. A shingle pathway winds past an ornamental pond to a timber shed at the far end. There is ample space to the side of the property, offering excellent potential for extension (the property has planning permission to extend at the rear and side of the house). To the front, the garden has been extensively block paved to provide off-road parking for several vehicles and leads to a single garage.

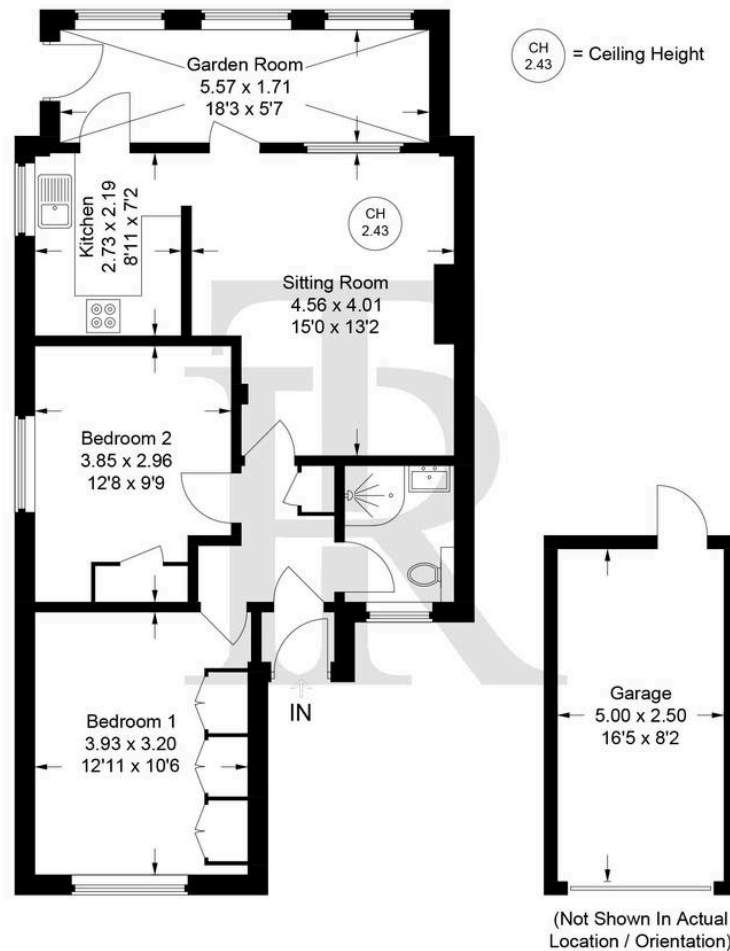
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## 25 Westmead, HP27 9HP

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 79.8 sq m / 858 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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