



2 Grovers Court Wycombe Road, Princes Risborough - HP27 0ET

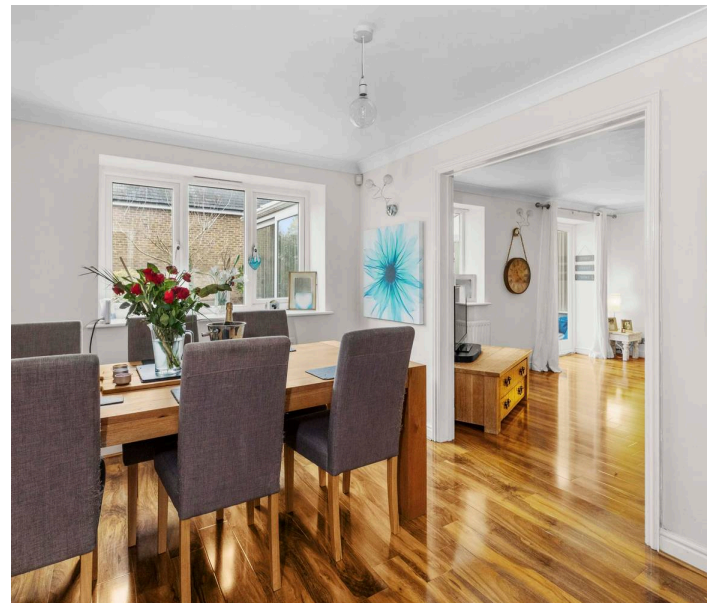
Guide Price £625,000

 **TIM RUSS**
& Company



- Modern detached home in a private road of eight properties
- Four bedrooms, one ensuite
- Two reception rooms, conservatory, den/snug
- Driveway parking for two/three cars
- South westerly landscaped rear garden
- Modern style but with scope for enhancements
- Centrally located within walking distance of a variety of amenities
- 0.5 miles distance from Princes Risborough railway station

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.



A modern detached home with attractive brick and flint elevations, set within a private road of just eight contemporary properties. The house benefits from driveway parking for two/three cars and a landscaped south-westerly rear garden.

The ground floor offers flexible living space, including an entrance hall, cloakroom, kitchen, sitting room, and dining room. The conservatory opens onto the garden and provides the option to add a solid roof solution, while the former garage has been converted into a den/snug, with potential to fully convert subject to the necessary consents. There is also scope to create a kitchen/dining room, allowing the space to be adapted to suit a variety of lifestyles.

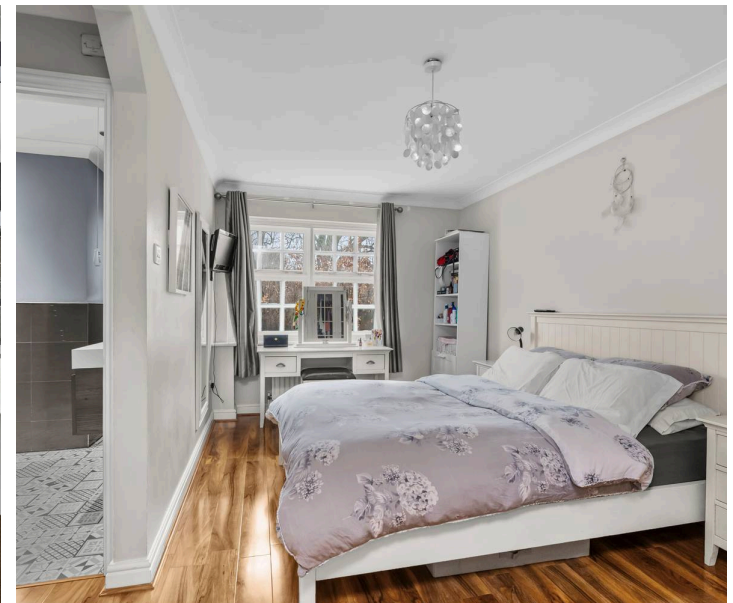
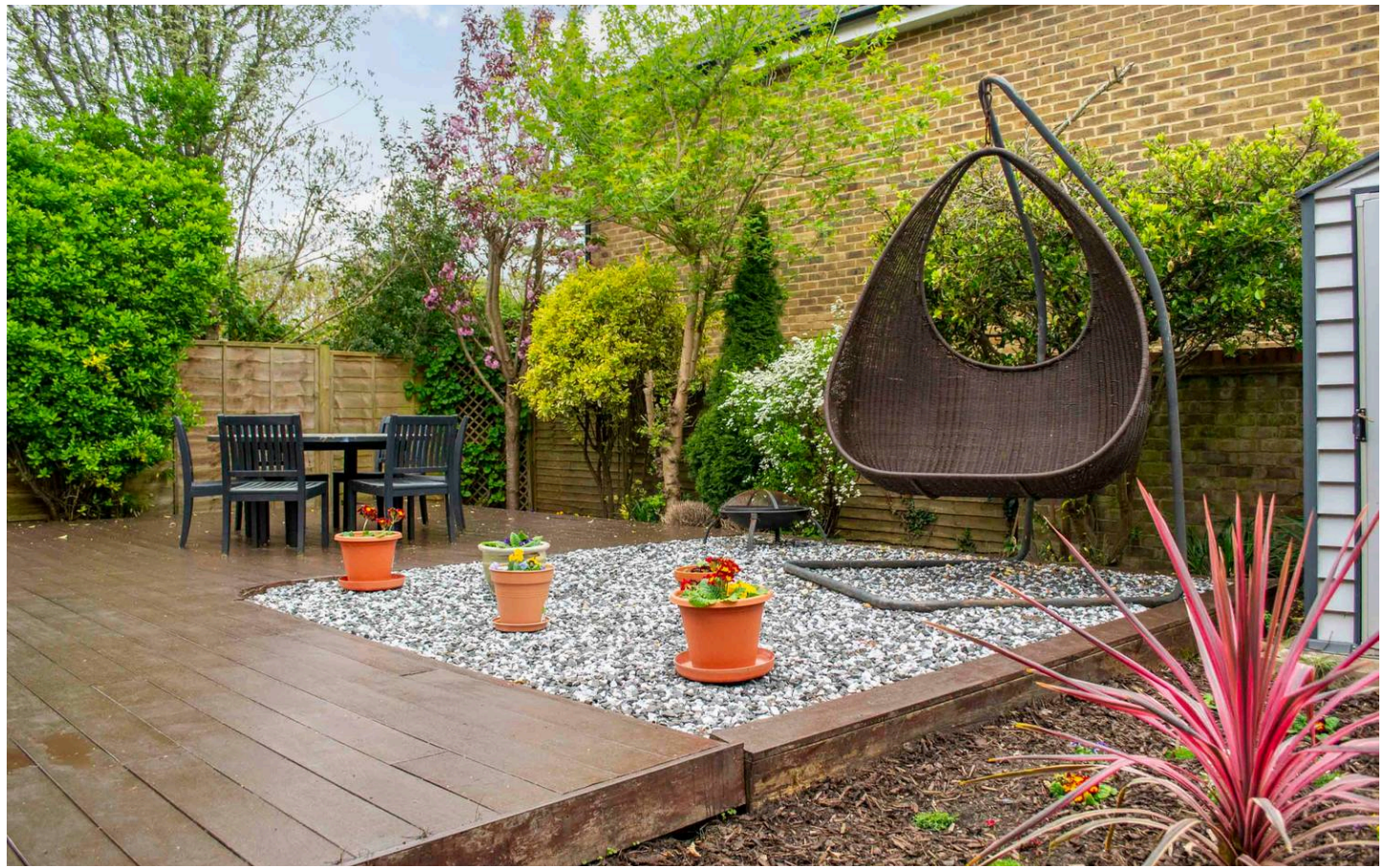
On the first floor are well-proportioned bedrooms, including the principal bedroom, which benefits from a modern three-piece en-suite shower room, and a family bathroom, completing a practical layout for family living.

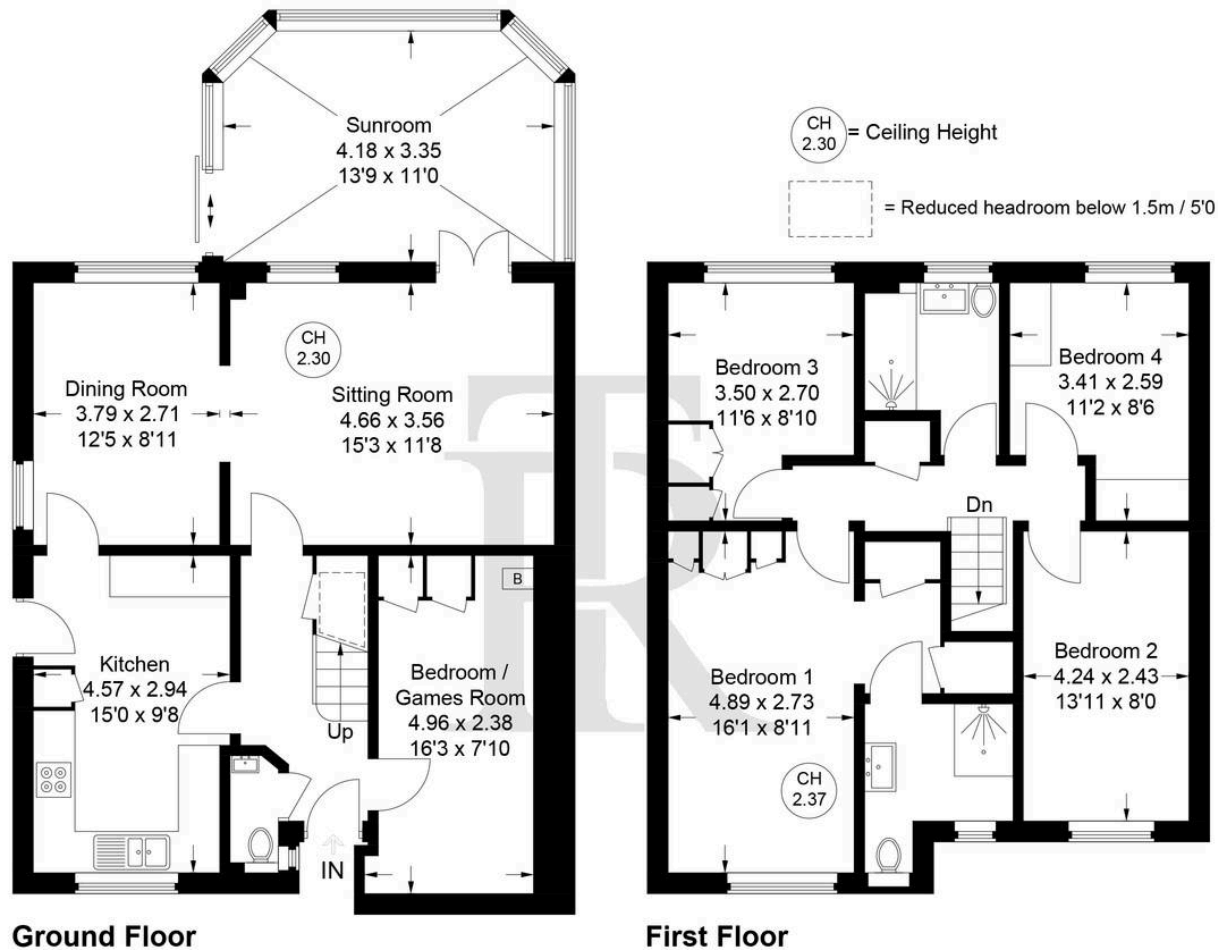
The property is conveniently located approximately 0.5 miles from Princes Risborough railway station, offering connections to London and Oxford, and within walking distance of local amenities, including pubs, a network of rural footpaths, and the secondary school. This home combines flexibility with a practical location, ideal for modern family living.

Council Tax band: F

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor

First Floor

2 Grovers Court, HP27 0ET

Approximate Gross Internal Area
 Ground Floor = 80.2 sq m / 863 sq ft
 First Floor = 61.5 sq m / 662 sq ft
 Total = 141.7 sq m / 1525 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

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.