



18 Long Hide, Princes Risborough - HP27 0JX

In Excess of £400,000

 **TIM RUSS**  
& Company



- Three bedrooms
- Bathroom, ground floor cloakroom
- Fitted kitchen
- Sitting/dining room
- Landscaped rear garden backing onto memorial gardens
- Garage in a block and parking
- Cul de sac location
- Walking distance of the town centre

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 well-positioned three-bedroom terraced home tucked away in a quiet cul-de-sac, backing onto beautifully maintained memorial gardens. The property is conveniently located within walking distance of the town centre and benefits from excellent transport links.

The ground floor comprises an entrance hall, a fitted kitchen, and a sitting/dining room with a walk in cupboard, along with a cloakroom. Upstairs, the first floor offers three bedrooms and a three piece family bathroom.

Outside, the property features a low-maintenance rear garden with stocked beds, mature bushes, trees, and shrubs. A rear gate provides access to a single garage located in a nearby block.

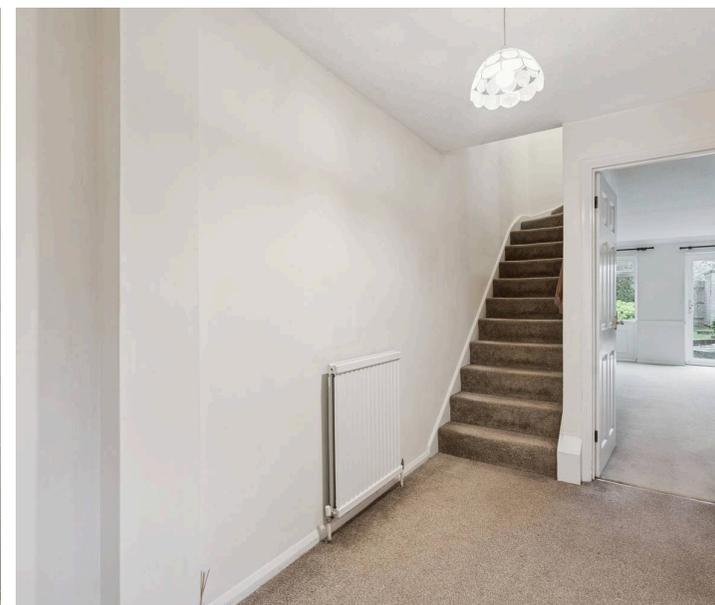
The home is offered to the market with no onward chain.

Council Tax band: D

Tenure: Freehold

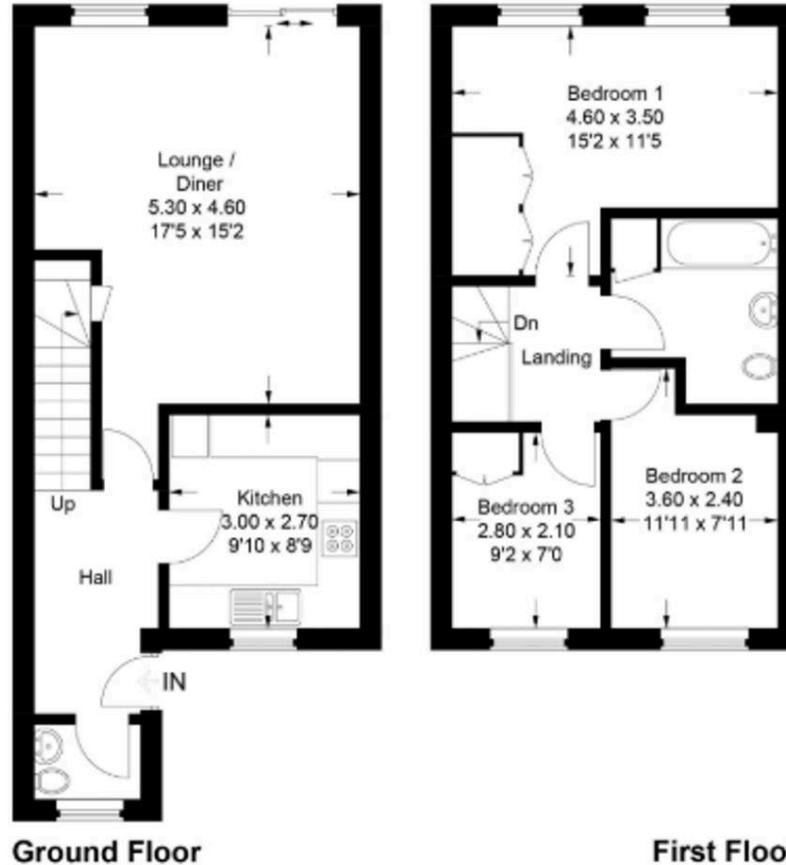
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



## 18 Long Hide

Approximate Gross Internal Area  
Ground Floor = 42.8 sq m / 461 sq ft  
First Floor = 38.9 sq m / 419 sq ft  
Total = 81.7 sq m / 880 sq ft



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.

## Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

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

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