



36 Crossfield Road, Princes Risborough - HP27 0HJ
£450,000

 **TIM RUSS**
& Company



- Two-bedroom semi-detached bungalow with modern interiors
- Generous 0.15-acre plot backing onto open fields
- Bright sitting room, well-appointed kitchen, and contemporary shower room
- Versatile utility/study/boot room
- Ample gated driveway parking and front lawn
- Rear garden with patio, large lawn, and two sheds
- Recently redecorated throughout with upgraded loft insulation and boarded loft storage (ladder and light)
- UPVC double glazing (2016), gas central heating, and full fibre (FTTP) with Ethernet to main rooms, located 0.4 miles from High Street amenities

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 presented two bedroom semi detached bungalow offering modern living throughout, set on a generous 0.15 acre plot and backing onto open fields.

The accommodation comprises a bright sitting room, a well-appointed kitchen, a contemporary shower room, and an entrance hall. A versatile utility/study/boot room adds further flexibility to the layout.

The property benefits from ample gated driveway parking, a front lawn, and an attractive rear garden featuring a patio area, a large expanse of lawn, and two sheds, ideal for storage or hobby use.

Significant improvements have been carried out within the last two years, including full redecoration throughout, upgraded loft insulation, and a boarded loft space complete with ladder and lighting for additional storage. The home is fitted with UPVC double glazing (installed in 2016), gas central heating, and full fibre (FTTP) broadband, with Ethernet connectivity to all major rooms.

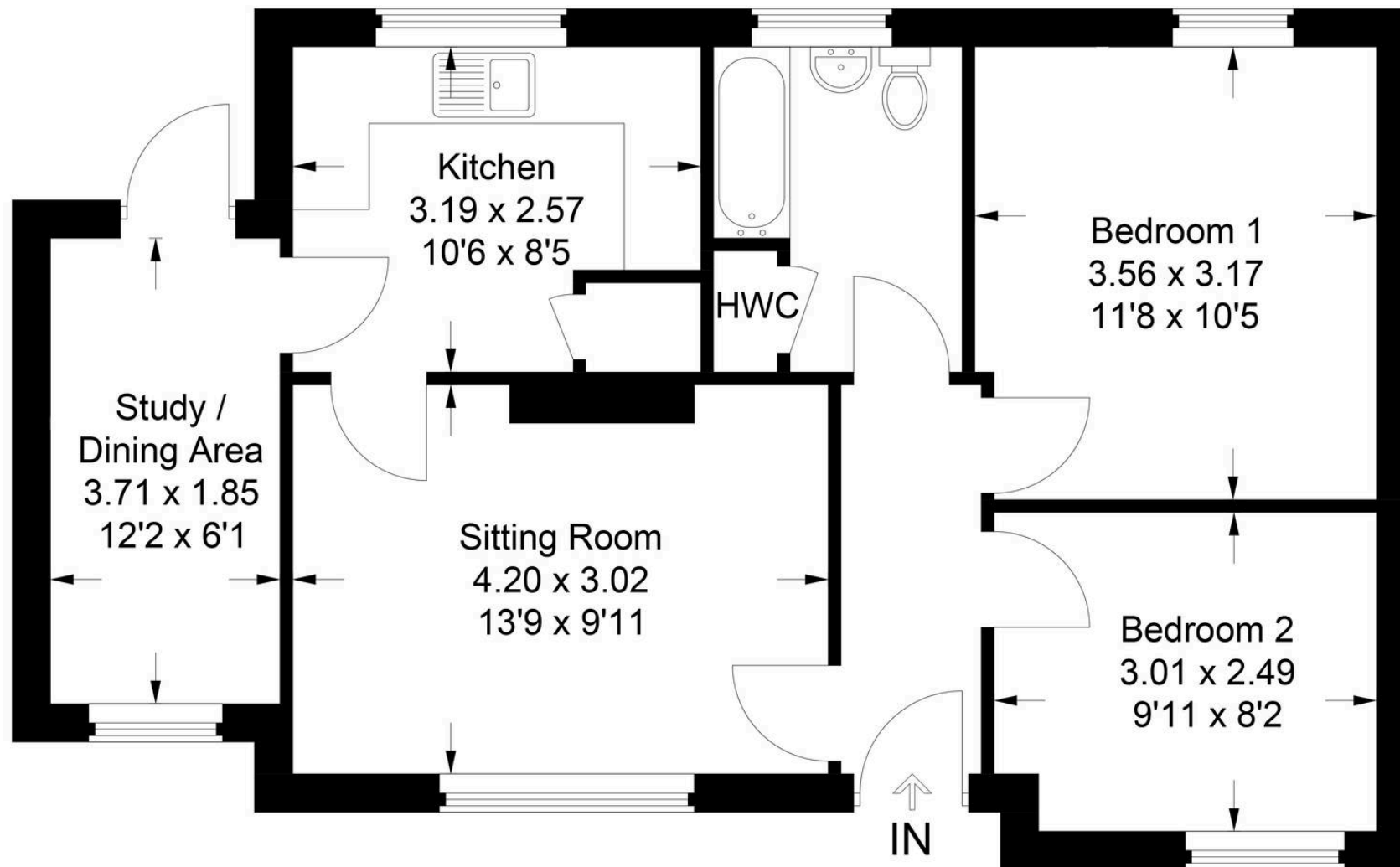
Conveniently located just 0.4 miles from High Street amenities, this property combines countryside outlooks with easy access to local services.

Council Tax band: c

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area = 54 sq m / 583 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.
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