



3 Westmead, Princes Risborough
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Drions

Guide Price £550,000

3 Westmead

Princes Risborough, Princes Risborough

A spacious and extended four-bedroom semi-detached family home with a self-contained annex, large south-westerly garden, driveway parking, and a convenient walk to the town centre and station.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended semi-detached family home
- Self-contained annex
- Open-plan living & dining space
- Large south-westerly rear garden
- Driveway parking for two vehicles
- Bright rear extension



**Entrance Hall**

12' 6" x 3' 7" (3.80m x 1.10m)

Lounge / Dining Room

24' 2" x 11' 11" (7.37m x 3.63m)

Open-plan living and dining space.

Kitchen

10' 0" x 8' 4" (3.05m x 2.53m)

Fitted kitchen positioned off the hallway with access into the family room extension.

Family Room (Rear Extension)

16' 0" x 16' 5" (4.87m x 5.00m)

Impressive rear extension flooded with natural light from roof Velux windows and French doors opening onto the garden.

Bedroom Four (Annex)

10' 4" x 6' 11" (3.15m x 2.12m)

Bedroom forming part of the self-contained annex, ideal for guests or multi-generational living.

Shower Room (Annex)

6' 11" x 7' 1" (2.10m x 2.16m)

Wet room serving the annex bedroom.

Landing

3' 7" x 9' 6" (1.10m x 2.90m)

Central landing providing access to all first floor accommodation.

Bedroom One

7' 2" x 7' 11" (2.18m x 2.41m)

Single bedroom suitable for a child's room, nursery, or home office.

Bedroom Two

11' 11" x 12' 0" (3.62m x 3.65m)

Well-proportioned double bedroom with front aspect.

Bedroom Three

11' 9" x 11' 10" (3.58m x 3.61m)

Spacious double bedroom overlooking the rear garden.



GARDEN

Large south-westerly facing rear garden offering excellent outdoor space and potential to extend, subject to planning permission.

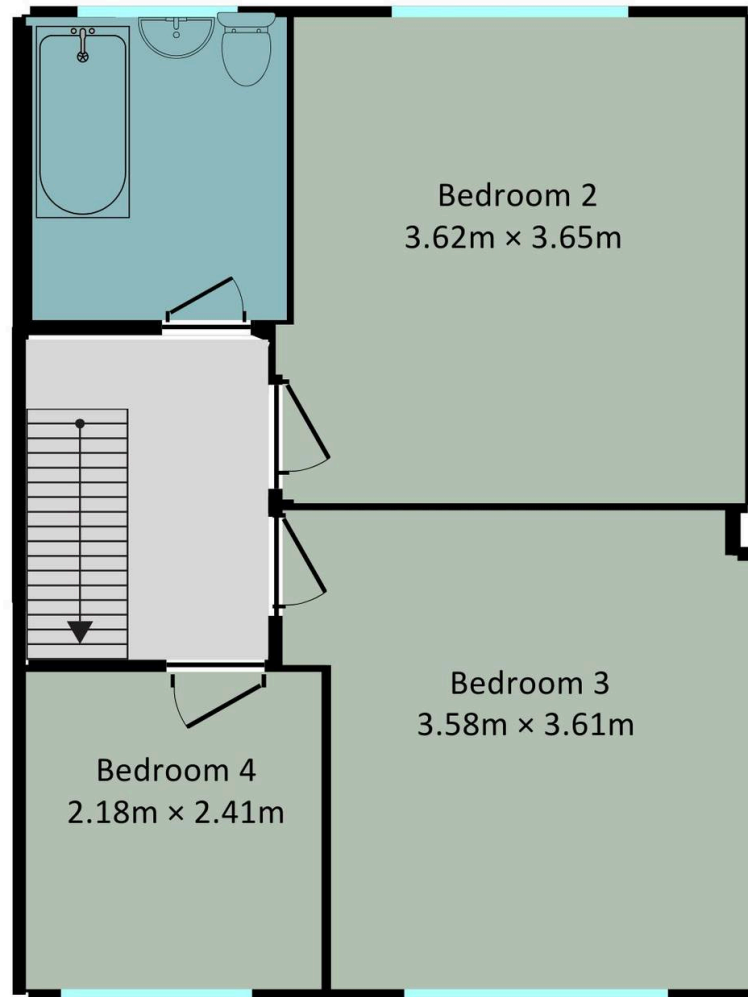
OFF STREET

2 Parking Spaces

Off-street driveway parking for two vehicles.



Bathroom
1.95m × 2.32m



Total rooms area: 37.5 sq m

Total area: 39.3 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
FOR ILLUSTRATIVE PURPOSES ONLY.

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IMMERSIVE SPACES





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