



Wellington Avenue, Princes Risborough - HP27 9HY
£725,000

 **TIM RUSS**
& Company



Wellington Avenue

Princes Risborough

- Large detached bungalow
- Attractive garden of approximately 160ft
- Light and airy accommodation
- Plot of around a quarter acre
- Kitchen/Diner
- Family bathroom



Wellington Avenue

Princes Risborough

A large detached bungalow ideally positioned a level walk to shops and amenities with a hugely impressive rear garden.

This light and airy home benefits from three great sized bedrooms and a family bathroom with both bath and shower. The large living room and kitchen/diner are positioned at the rear of the property and overlook the wonderful garden. In addition to the accommodation there is a useful space off the hallway linking all the rooms which has a multitude of uses.

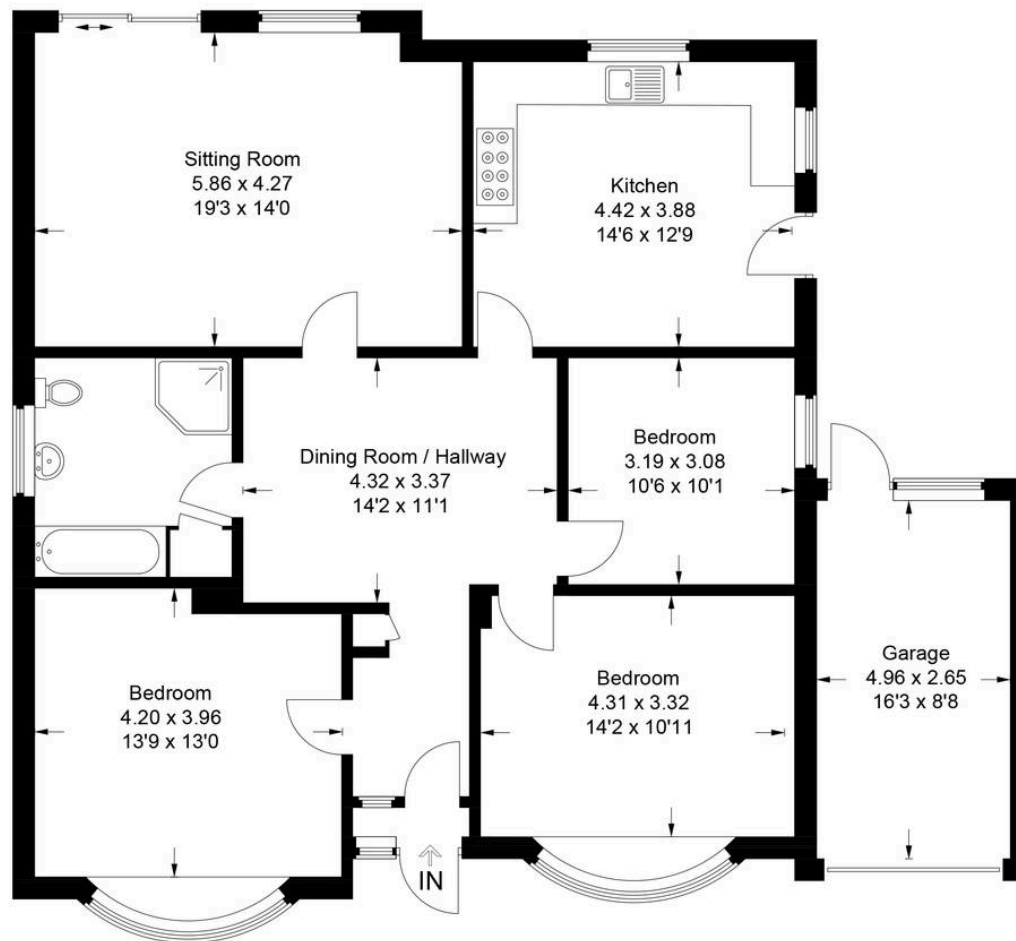
Outside features a large driveway with parking for several vehicles and access to the garage. The private garden is a key feature of this property and is a great size, measuring approximately 160ft in length. It is also south facing and has been beautifully maintained. We understand the plot is approximately a quarter of an acre.

Tenure Freehold

Council Tax Band E

EPC Energy Efficiency Rating C





Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 128.2 sq m / 1380 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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