



31 Salisbury Close, Princes Risborough - HP27 0JF

Guide Price £550,000





- Versatile, extended chalet style bungalow
- Separate, annexe
- Four bedrooms including the annexe
- Three reception rooms including the annexe
- Three shower rooms including the annexe
- Kitchen/breakfast room, utility room
- Garden stores with power connected
- Driveway parking
- Cul de sac close to open fields, the town centre and the Ridgeway path

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 thoughtfully extended and remodelled chalet-style bungalow with a separate annexe, various garden stores, and an enclosed, low-maintenance garden. The property further benefits from a private driveway and an enviable end-of-cul-de-sac position, within walking distance of open fields, the Ridgeway Path, and the town centre.

The main house offers flexible and versatile accommodation arranged over two floors, including three bedrooms, two reception rooms, a kitchen/breakfast room, a utility room, a three-piece shower room, and a conservatory. The first-floor principal bedroom features a range of fitted wardrobes and an en-suite shower room with a walk-in shower cubicle, while a useful store room is located off the second bedroom. The main house roof has been improved with replacement tiles and additional insulation since 2021.

The annexe provides particularly versatile accommodation and comprises a living area and an en-suite bedroom, ideal for guests, extended family, or ancillary use. The annexe has benefited from a new boiler, insulation, and flooring installed since 2024.

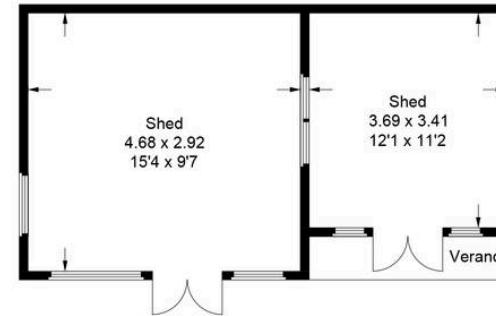
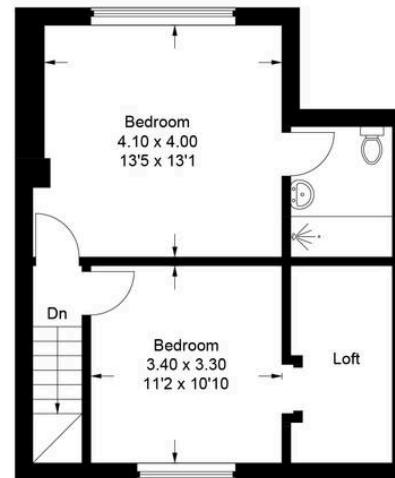
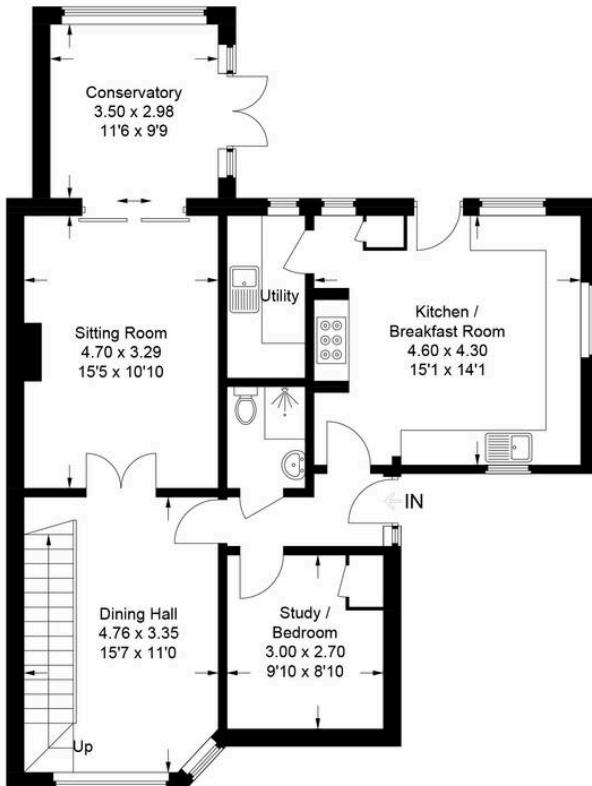
Council Tax band: E

Tenure: Freehold

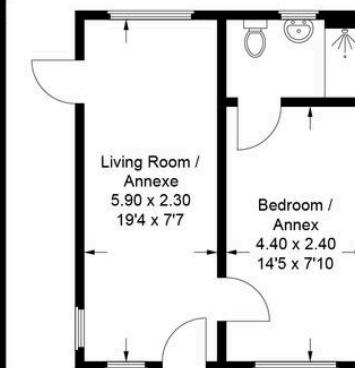
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





(Not Shown In Actual Location / Orientation)



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## 31 Salisbury Close, Princes Risborough, HP27 0JF, Bucks

Approximate Gross Internal Area (Including Loft)

Ground Floor = 81.8 sq m / 880 sq ft

First Floor = 43.5 sq m / 468 sq ft

Annex = 28.6 sq m / 308 sq ft

Outbuilding = 34.0 sq m / 366 sq ft

Total = 187.9 sq m / 2,022 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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## Tim Russ and Company

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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 £60 (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.