



1 St. Anthonys New Road, Princes Risborough - HP27 0BE
Offers in excess of £500,000

TR TIM RUSS
& Company



- Three-bedroom detached bungalow
- Short walking distance to town centre amenities
- Spacious living room with direct garden access
- Generous kitchen/dining room
- Master bedroom with en-suite shower room
- Low-maintenance, walled rear garden
- Detached single garage with remote access door
- Parking available to both front and rear of the property
- Requires modernisation throughout

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.



Located within easy walking distance of the town centre and its range of amenities, this three-bedroom detached bungalow is offered for sale with no onward chain. The property provides spacious and well-proportioned accommodation throughout and offers an excellent opportunity for a purchaser to update and modernise to their own taste.

The accommodation comprises an entrance hall, a generous living room with doors opening onto the rear garden, a kitchen/dining room, a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Outside, the enclosed rear garden has been predominantly paved for ease of maintenance and provides access to the detached single garage with a remote-operated door. The property also benefits from off-road parking to both the front and rear.

Requiring a degree of modernisation throughout, this is an ideal opportunity for those looking to create a home to their own specification in a convenient town location.

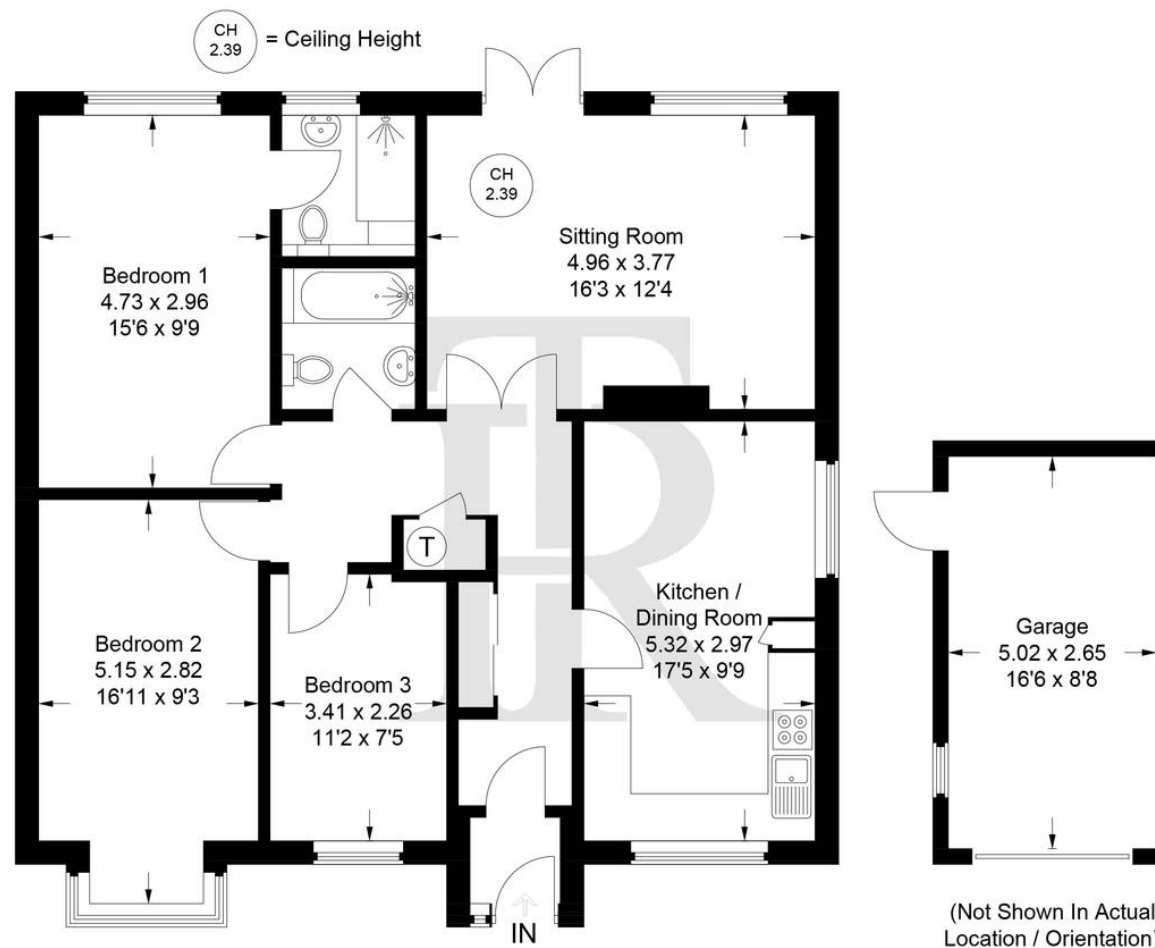
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area = 94.0 sq m / 1012 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 107.2 sq m / 1154 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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

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For more information please visit our website.



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