



Westlands Road  
Lacey Green

**TIM RUSS**  
& COMPANY





Westlands Road  
Lacey Green  
Buckinghamshire  
HP27 0QH

A modern bungalow with stunning  
countryside views.

**£575,000**





The Property

We are pleased to present this two double bedroom bungalow nestled in a small cul de sac in this charming Chiltern village with stunning views over open countryside. The property appears to be well maintained and is full of light. The spacious living room/dining room leads onto the conservatory which overlooks the rear garden. The kitchen has a range of units and enjoys views to the rear. There is also a family bathroom and separate cloakroom.

Outside

The views to the rear of the property are spectacular and can be enjoyed from the good-sized private garden. There is ample parking to the front with garage access.

Tenure: Freehold  
Council Tax Band: E



Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their recommended professional financial advisor.

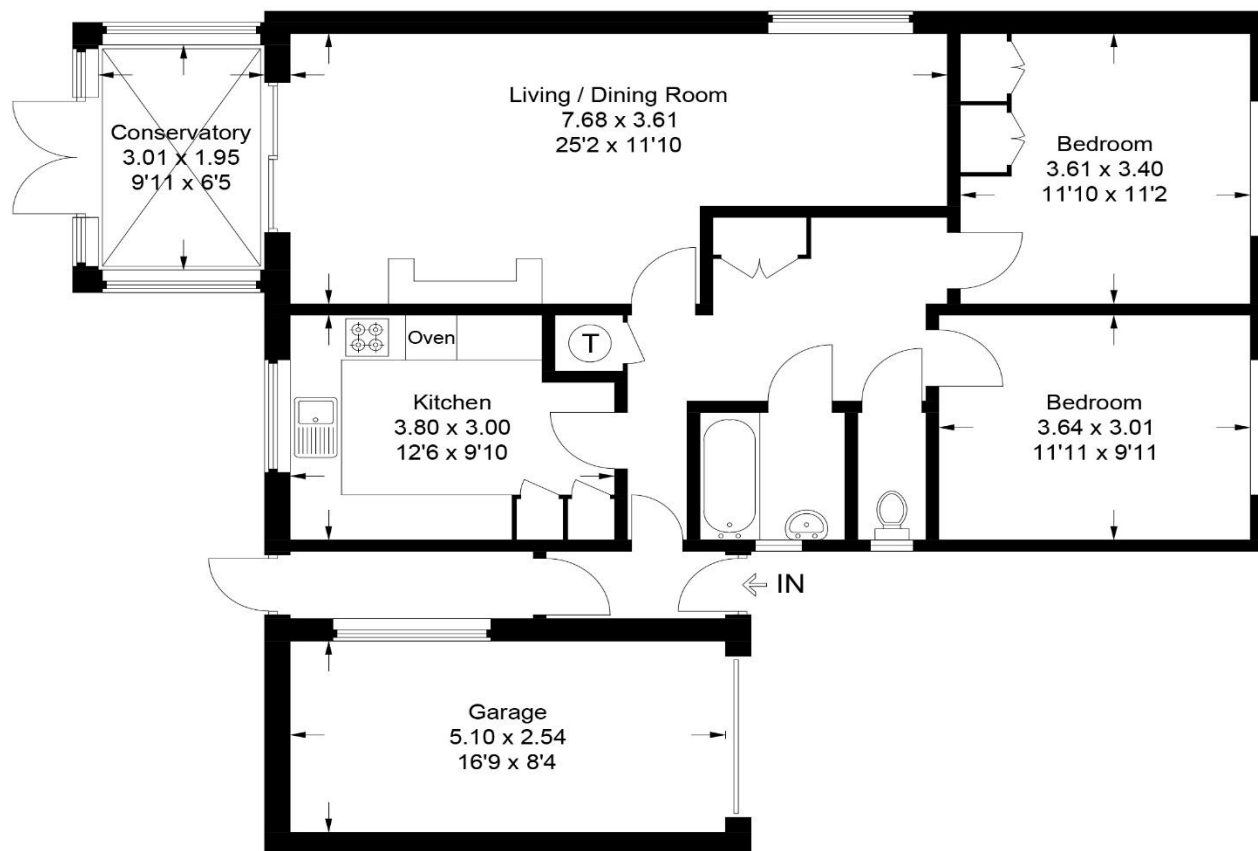
Location

Lacey Green is a popular Chiltern village, within the village there is a Church of England Primary School, church, two public houses/restaurants, sports clubs and community centre with many social activities. The village is surrounded by open countryside and there are numerous country walks and bridleways within the area. Mainline railway stations are available at both Princes Risborough and Saunderton Station giving access to London Marylebone, the M40 junction 4 which gives access to the M25 and other motorway connections. Shopping facilities are available in the market town of Princes Risborough and larger shopping centres can be found in High Wycombe.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





## Ground Floor

Approximate Gross Internal Area

88.5 sq m / 953 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 101.7 sq m / 1095 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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