



Station Road, Princes Risborough - HP27 9DL

Offers Over £550,000

**TR** TIM RUSS  
& Company





## Station Road

Princes Risborough

- Four Good Sized Bedrooms
- Short Stroll to the Station
- No Onward Chain
- Scope for Improvement
- Large Entrance Hall
- L Shaped Living/Dining Room
- Cloakroom & Family Bathroom
- Kitchen
- Garage and Garden





# Station Road

## Princes Risborough

This four bedroom home presents a fantastic opportunity for those seeking a conveniently located property with scope for personalisation. Situated just a short stroll away from the station, this good sized home offers ease of access for commuters and is a wonderful canvas for creating a customised home tailored to individual preferences. There is no onward chain.

Upon entry, you are greeted by a spacious and inviting large entrance hall, leading into an L-shaped living/dining room that provides a flexible and versatile space for relaxation and entertaining with two patio doors to the garden. Accommodation includes a kitchen, cloakroom, and family bathroom on the first floor.

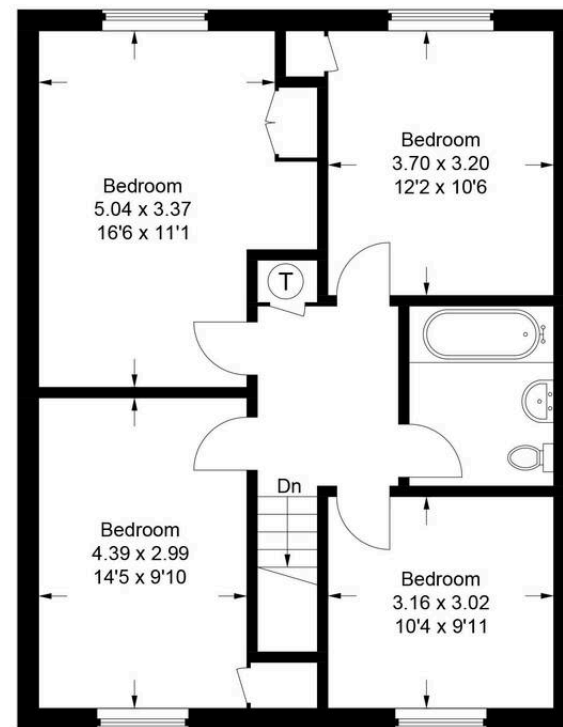
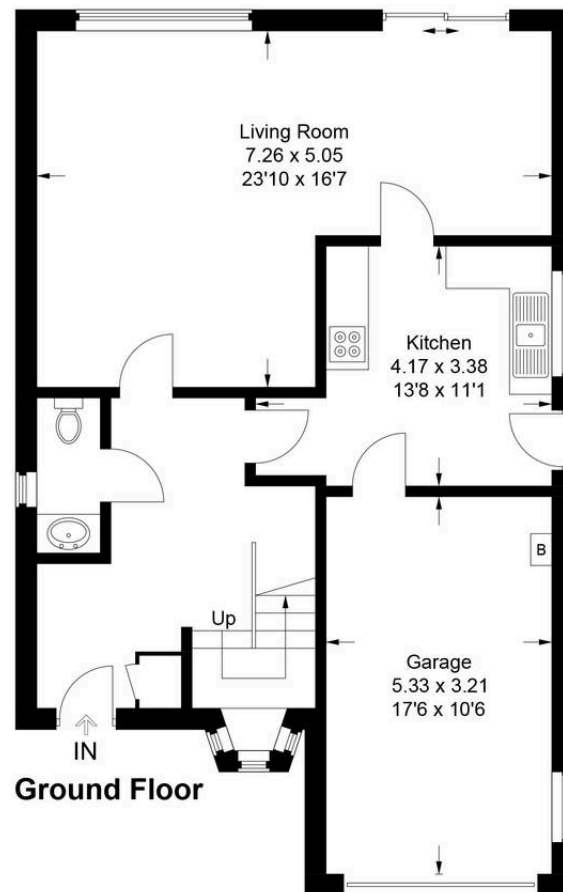
The garden is a good size and waiting to be turned into a wonderful retreat, the integral garage is a large single. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Approximate Gross Internal Area  
Ground Floor = 78.1 sq m / 841 sq ft  
(Including Garage)  
First Floor = 70.1 sq m / 754 sq ft  
Total = 148.2 sq m / 1,595 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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