



1 Hobbit Cottages Risborough Road, Little Kimble - HP17 0UF  
£450,000





# 1 Hobbit Cottages Risborough Road

Little Kimble, Aylesbury

- Short Walk to Station
- Three Double Bedrooms
- Family Bathroom, En-Suite and Cloakroom
- Impressive Living Area at Rear with Bi Folds
- Office
- Excellent Decorative Order
- Good Sized Garden
- Parking At Rear





# 1 Hobbit Cottages Risborough Road

Little Kimble, Aylesbury

Modern family home conveniently located near the station, featuring light-filled living room, two bathrooms, garden, home office, and parking. Stylish, practical, and ready to move straight in.

This beautifully presented three-bedroom home combines modern style with an exceptionally convenient location, just a short walk from the station. Inside, three generous double bedrooms are served by a family bathroom, en-suite, and cloakroom, offering plenty of space and flexibility for a growing family.

At the heart of the home, the light-filled rear living area features an open plan kitchen, vaulted ceiling and bi-fold doors that open seamlessly to the garden, creating an ideal space for both everyday living and entertaining. A dedicated home office adds further practicality, and the property is finished throughout to an excellent standard.

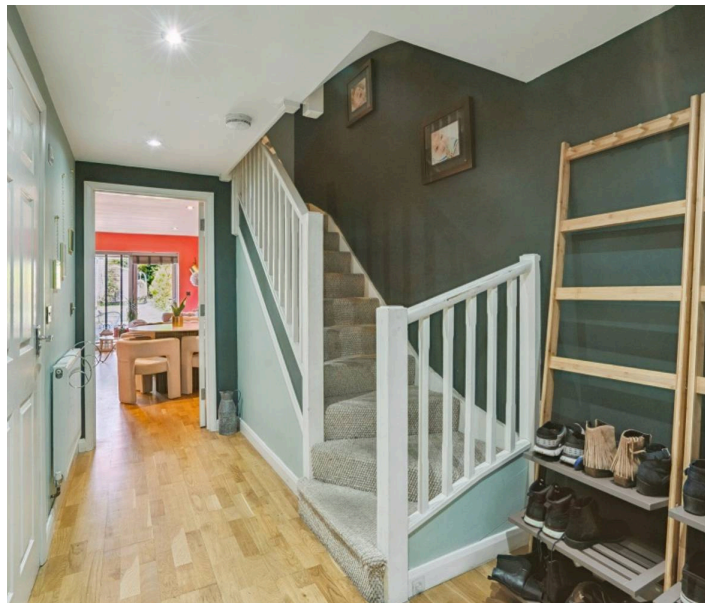
Outside to the rear there is a good-sized, private garden which is laid mainly to lawn. Parking at the rear completes the appeal of this inviting and well-located home.

Council Tax band: E

Tenure: Freehold

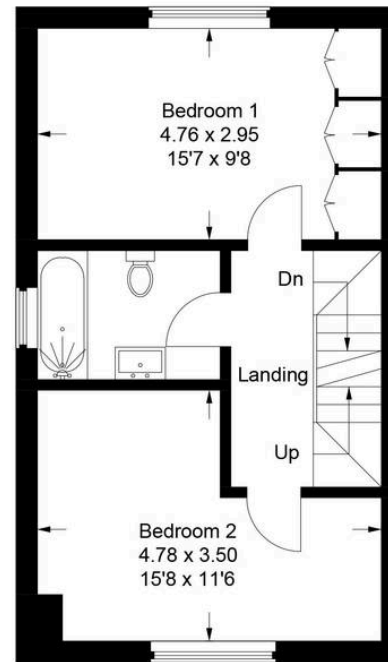
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

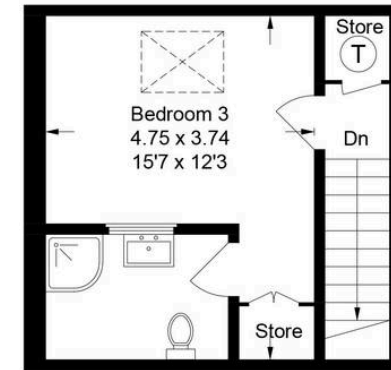




**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area  
 Ground Floor = 51.4 sq m / 553 sq ft  
 First Floor = 41.0 sq m / 441 sq ft  
 Second Floor = 23.0 sq m / 247 sq ft  
 Total = 115.4 sq m / 1,241 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

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

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 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.

