



Princes Risborough - HP27 9FL
£600,000

 **TIM RUSS**
& Company



Cheverton Avenue

- Modern four-bedroom, three-bathroom home
- Arranged over three floors with a spacious, flexible layout
- Bright and airy interiors with contemporary finishes
- Open-plan living and dining area with access to the garden
- Large principal bedroom with en suite on the top floor
- Private rear garden ideal for outdoor entertaining
- Located on a modern development close to town and local amenities



Situated on a modern development close to the town centre, this bright and airy four-bedroom, three-bathroom home offers spacious and contemporary living across three floors. Designed with modern lifestyles in mind, the layout is flexible and well-balanced, with high quality finishes and excellent natural light throughout.

The ground floor provides generous open-plan living and dining space, with a sleek, modern kitchen and direct access to the private rear garden. The first floor includes three bedrooms and two bathrooms, one of which is en suite, offering practical family living. The top floor features a large principal bedroom with its own en suite, creating a private and peaceful retreat.

Outside, the rear garden is private and enclosed, ideal for relaxing or entertaining. The property also benefits from allocated parking and is located within easy reach of local shops, schools and transport links, making it a convenient and stylish home close to town.

Development Service Fee - £21.35 per month.

Council Tax band: F

Tenure: Freehold

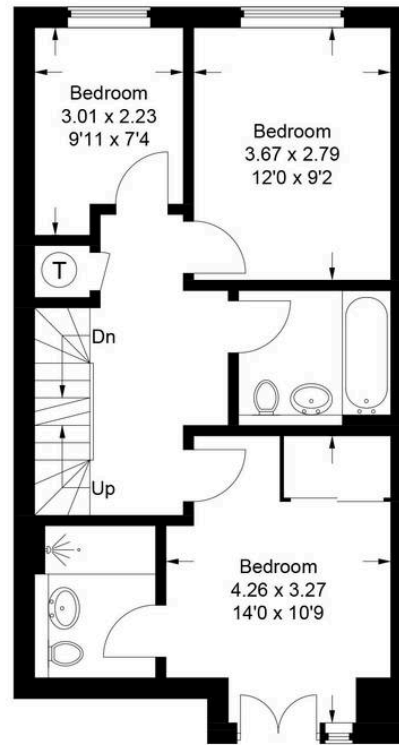
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

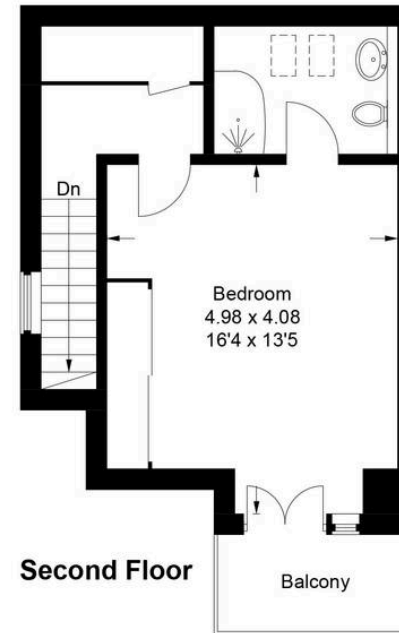




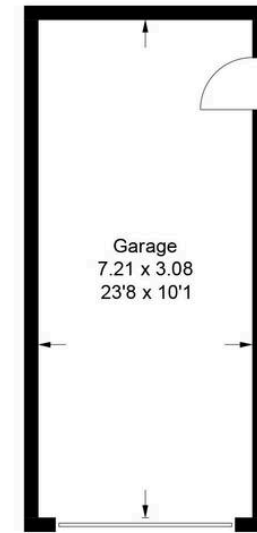
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 50.0 sq m / 538 sq ft
 First Floor = 50.1 sq m / 539 sq ft
 Second Floor = 33.6 sq m / 362 sq ft
 Garage = 22.3 sq m / 240 sq ft
 Total = 156.0 sq m / 1,679 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

1 High Street, Princes Risborough - HP27 0AE

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

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.

