



## Leo Crescent, Princes Risborough

Offers Over £600,000

 **TIM RUSS**  
& Company



- Modern four-bedroom, three-bathroom home
- Arranged over three floors with a spacious, flexible layout
- Bright and airy interiors
- Open-plan living and dining area with access onto the garden
- Large main bedroom with en suite on the top floor
- Located on a modern development close to town and local amenities



Located within a contemporary development just a short distance from the town centre, this bright and spacious four-bedroom, three-bathroom home is arranged over three well-designed floors, perfectly suited to modern family living.

The ground floor offers an open plan layout with a sleek, high quality kitchen, generous living and dining areas, and direct access to a private, enclosed rear garden that is ideal for relaxing or entertaining.

The first floor comprises three well proportioned bedrooms and two bathrooms, including one en suite, providing flexible and practical living space. The top floor is dedicated to a spacious principal bedroom with its own en suite, creating a peaceful and private retreat.

Finished to a high standard throughout and filled with natural light, the property also benefits from allocated parking. It is conveniently located close to local shops, schools, and transport links, making it a stylish and well connected home

Council Tax band: F

Tenure: Freehold

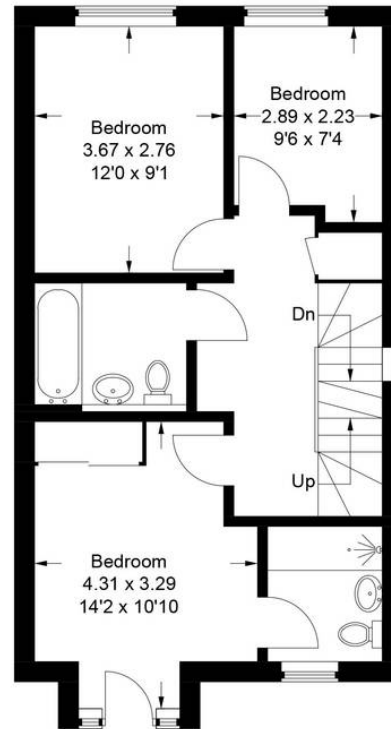
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

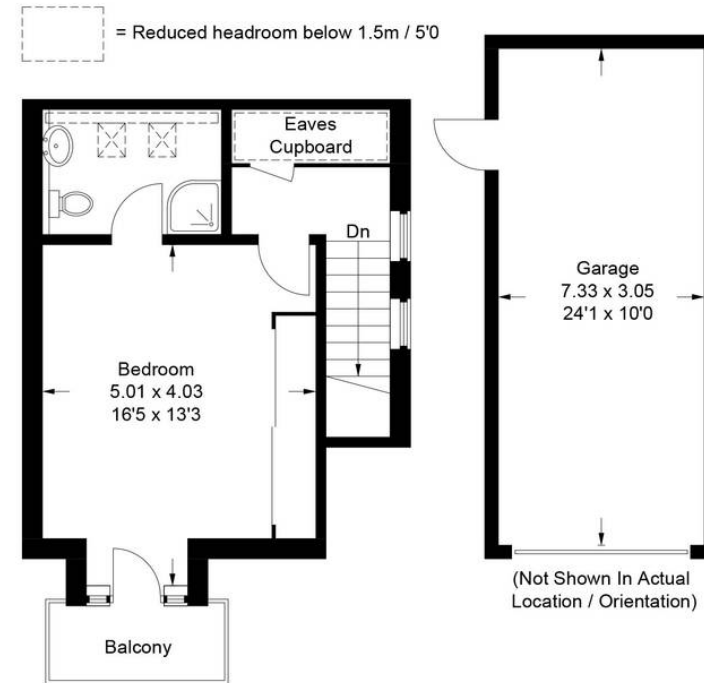




**Ground Floor**



**First Floor**



**Roof Floor**

Approximate Gross Internal Area  
 Ground Floor = 49.8 sq m / 536 sq ft  
 First Floor = 49.6 sq m / 534 sq ft  
 Roof Floor = 32.2 sq m / 346 sq ft  
 Garage = 22.4 sq m / 241 sq ft  
 Total = 154.0 sq m / 1,657 sq ft  
 (Including Eaves Cupboard)

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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