



The Lawns, Brill - HP18 9SN

Guide Price £360,000

 **TIM RUSS**
& Company



33 The Lawns

Brill, Buckinghamshire

- WITH EXCEPTIONAL RURAL VIEWS
- BRILL HAS SO MUCH TO OFFER
- NO ONWARD CHAIN
- QUIET, NO THROUGH CLOSE WITHIN THIS TOP DRAWER VILLAGE
- GREAT KITCHEN/DINING AREA WITH USEFUL UTILITY SPACE
- BRIGHT AND LIGHT, DUAL ASPECT SITTING ROOM
- TWO BEDROOMS, ONE BATHROOM IN EXCELLENT CONDITION THROUGHOUT
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING



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Brill, Buckinghamshire

Set in the peaceful heart of a sought-after village, this charming home enjoys stunning rural views and a host of desirable features. Offering a lifestyle of comfort and calm, the property is available with no onward chain—making for a smooth and hassle-free move.

From the moment you step inside, the welcoming atmosphere is undeniable. The spacious kitchen and dining area is ideal for both everyday living and entertaining, complemented by a practical utility room that adds extra convenience. The dual-aspect sitting room is flooded with natural light, creating a bright and airy space that's perfect for relaxing or hosting guests.

The home includes two well-proportioned bedrooms and a beautifully maintained bathroom, delivering contemporary comfort throughout. Outside, a private rear garden offers a tranquil space to unwind or dine alfresco, while driveway parking provides added ease for daily life.

With its prime location in Brill, immaculate presentation, and blend of countryside charm and modern living, this property is a rare gem not to be missed.

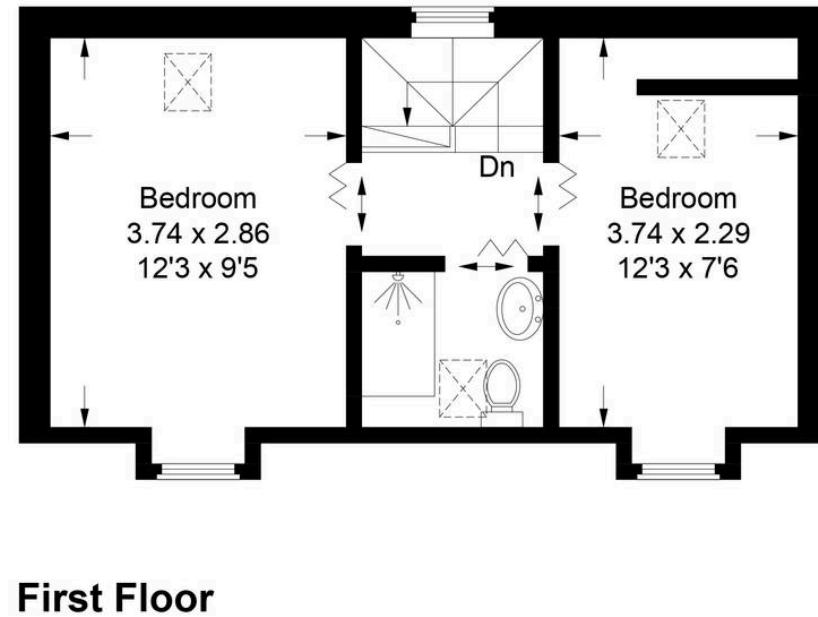
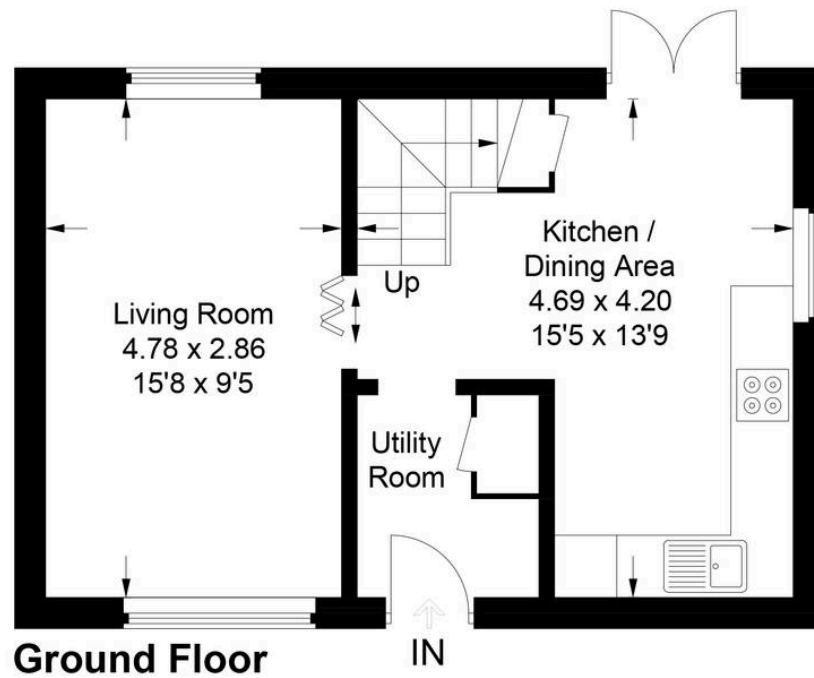
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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Approximate Gross Internal Area
 Ground Floor = 34.9 sq m / 376 sq ft
 First Floor = 27.6 sq m / 297 sq ft
 Total = 62.5 sq m / 673 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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