



11 The Avenue, Princes Risborough - HP27 0HL

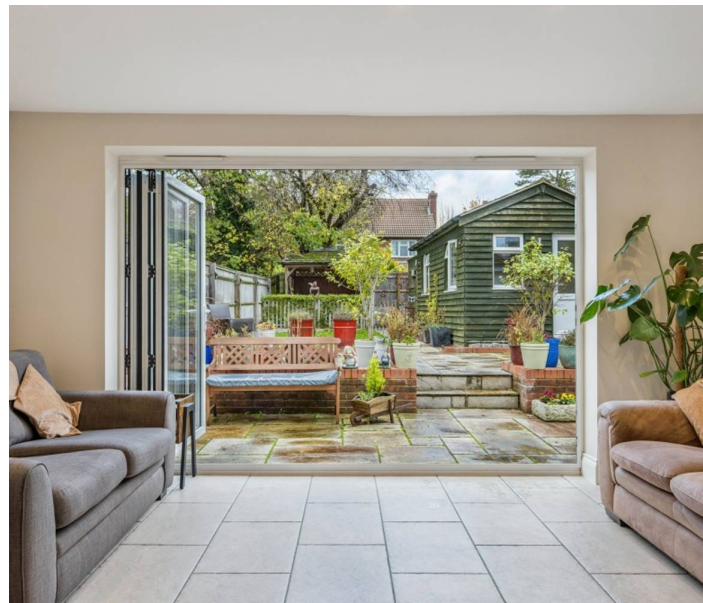
Guide Price £560,000

 **TIM RUSS**
& Company



- Extended semi detached house
- Three bedrooms
- Bathroom and shower room
- Open plan kitchen/dining/family room, utility room
- Rear garden with versatile outbuilding
- Walking distance of park and town centre

Nestled between the Chiltern Hills and the Vale of Aylesbury, Princes Risborough combines countryside charm with excellent commuter links. The town offers a traditional High Street with independent shops, cafés and pubs, a strong community atmosphere, and access to beautiful walking and cycling routes, including the famous Whiteleaf Cross. Princes Risborough station provides regular trains to London in under 45 minutes, and nearby road links connect easily to the M40 and surrounding towns. It's a sought-after location for those seeking a balance of rural beauty and modern convenience.



An Extended and Refurbished Three Bedroom Semi-Detached Bay Fronted Home with off street parking and a versatile outbuilding, located close to the town centre.

This beautifully extended and refurbished, three bedroom semi-detached home offers a perfect blend of modern living and practicality whilst retaining the character of a traditional bay fronted home. The property features off-street parking for up to four cars and a private, enclosed rear garden with a versatile outbuilding — fully insulated and fitted with LED lighting and power, ideal for use as a home office, gym, or studio.

Inside, the spacious open-plan kitchen/dining/family room provides an inviting social space, complete with bi-folding doors that open seamlessly to the rear garden. There is also an entrance hall, a separate sitting room, a utility room, and two stylish bath or shower rooms arranged across both floors.

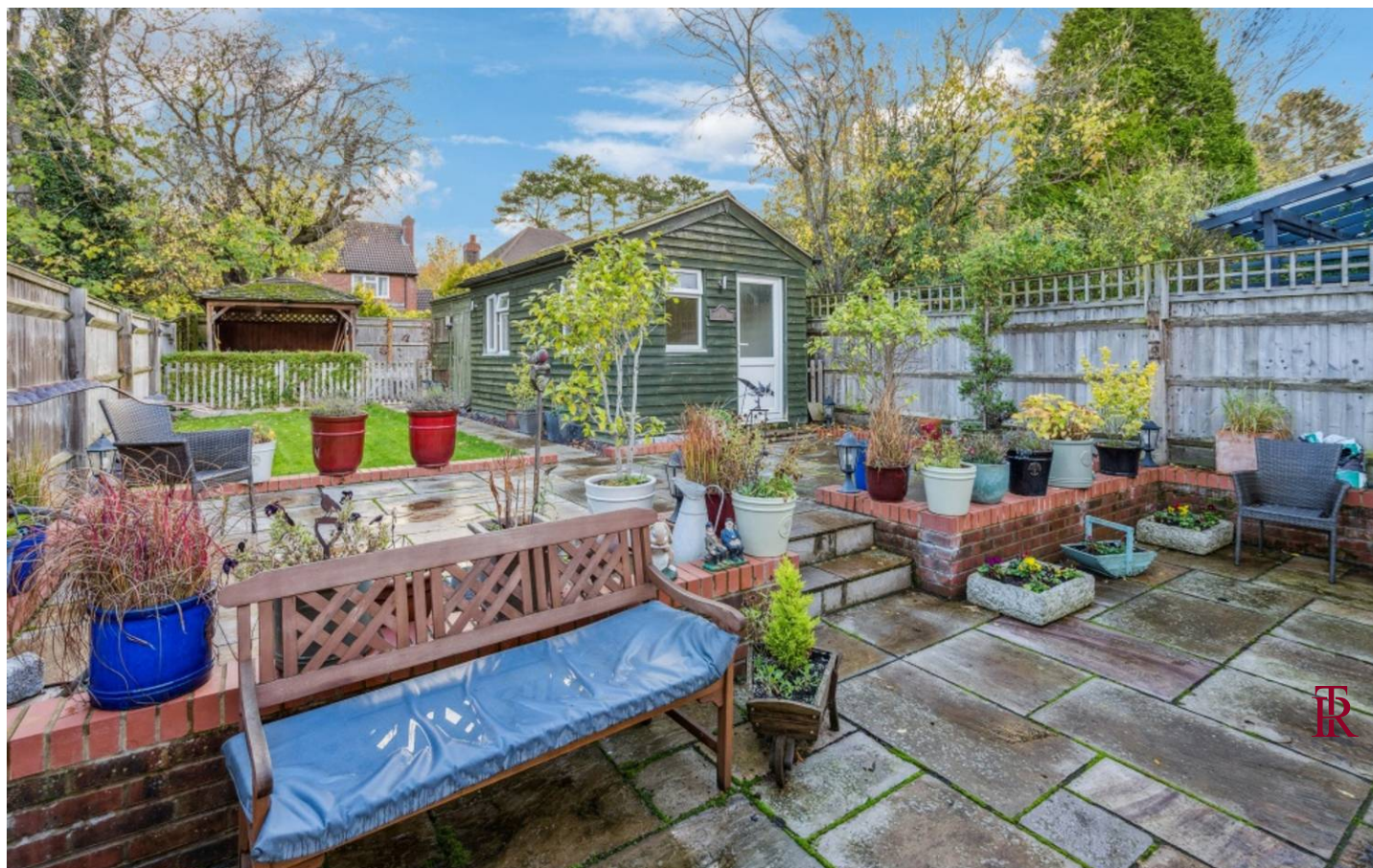
Conveniently located within a short walk of King George Playing Fields and the town centre, this home combines comfort, versatility, and an excellent location for families and professionals alike.

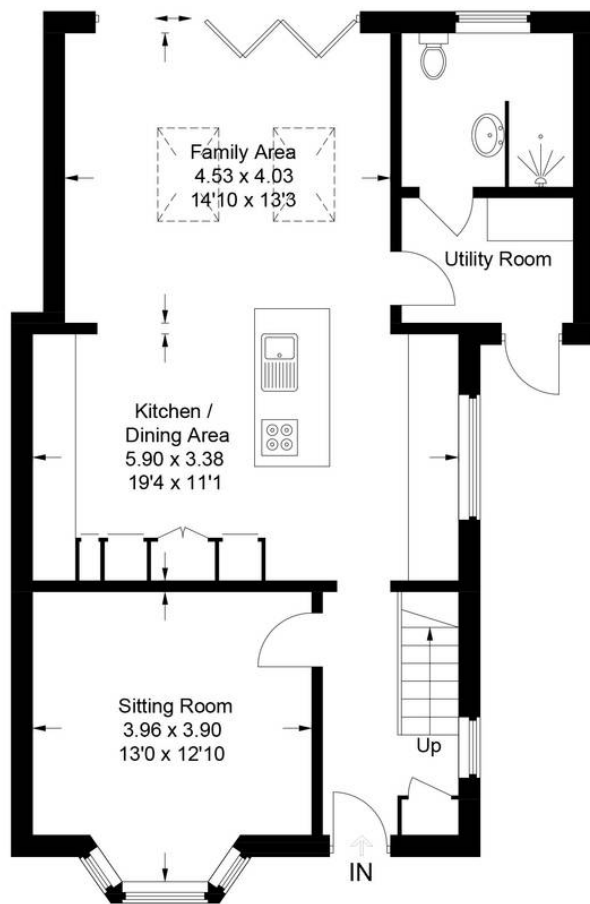
Council Tax band: D

Tenure: Freehold

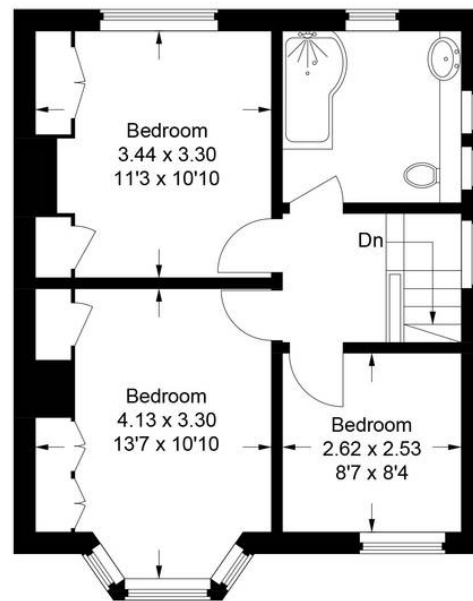
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

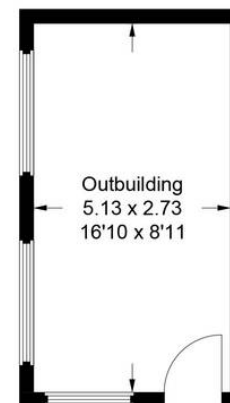




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

11 The Avenue

Approximate Gross Internal Area
Ground Floor = 73.1 sq m / 787 sq ft
First Floor = 42.7 sq m / 460 sq ft
Outbuilding = 14.2 sq m / 153 sq ft
Total = 130.0 sq m / 1,400 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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