



48 Ash Road, Princes Risborough - HP27 0BQ
£525,000

 **TIM RUSS**
& Company



- Three bedroom family home
- Large garden
- Modern kitchen / diner
- Two bathrooms (One en suite)
- Living room & conservatory
- Driveway parking for multiple cars
- Close to town centre and schools



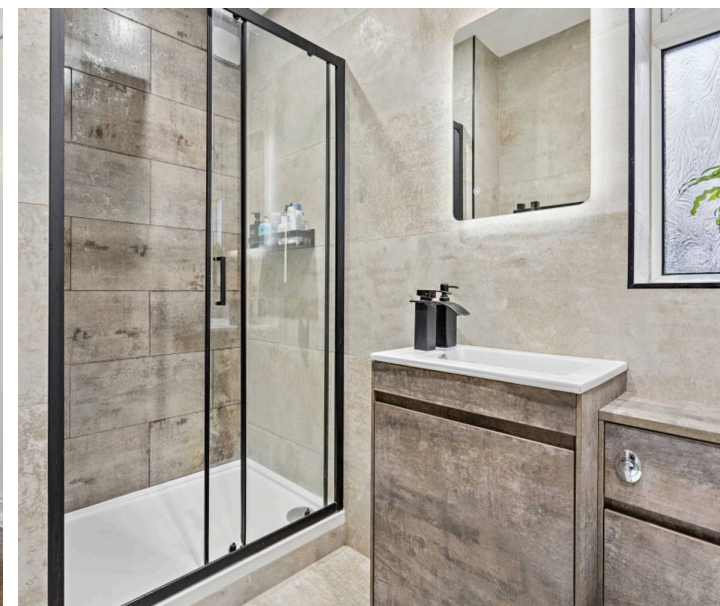
A well presented three bedroom semi detached home situated on Ash Road in Princes Risborough. The property is light and spacious throughout, featuring a large living room, a modern kitchen, and two contemporary bathrooms, including an en suite to the principal bedroom. Outside, there is a generous rear garden with a versatile outbuilding ideal for a home gym, study or office, along with ample driveway parking. An attractive home offering flexible living space in a desirable location.

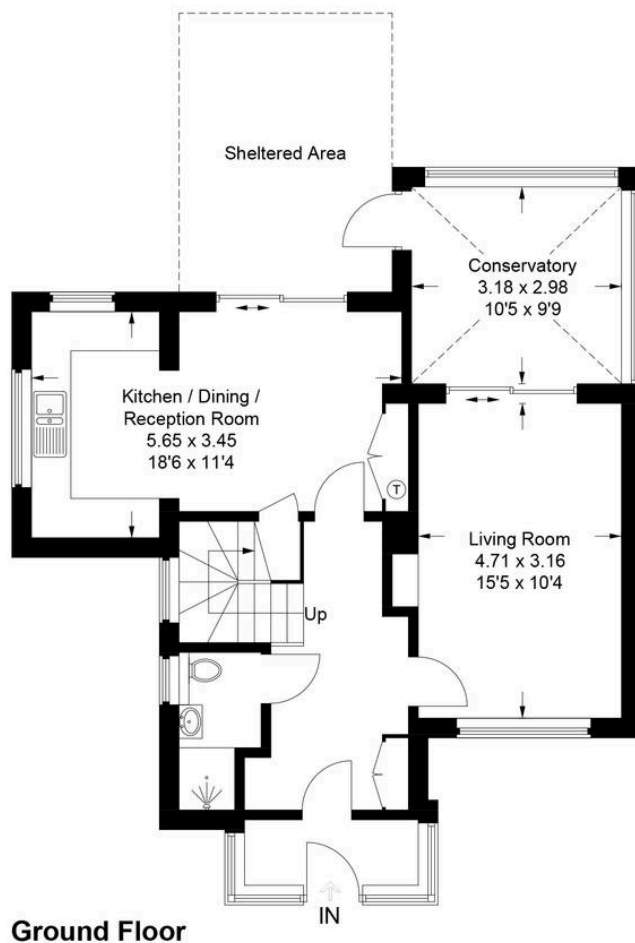
Council Tax band: D

Tenure: Freehold

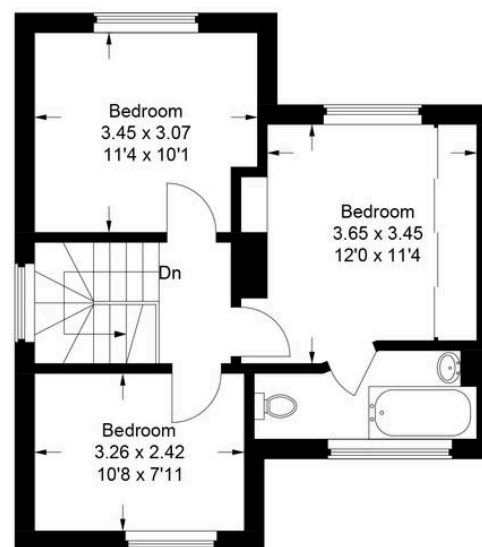
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

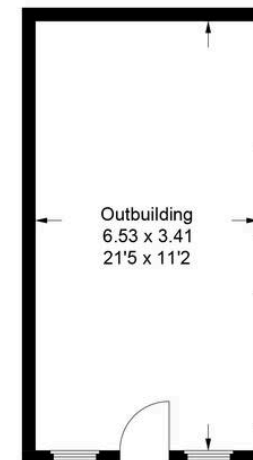




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

48 Ash Road

Approximate Gross Internal Area

Ground Floor = 64.2 sq m / 691 sq ft

First Floor = 41.6 sq m / 448 sq ft

Outbuilding = 22.3 sq m / 240 sq ft

Total = 128.1 sq m / 1,379 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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