



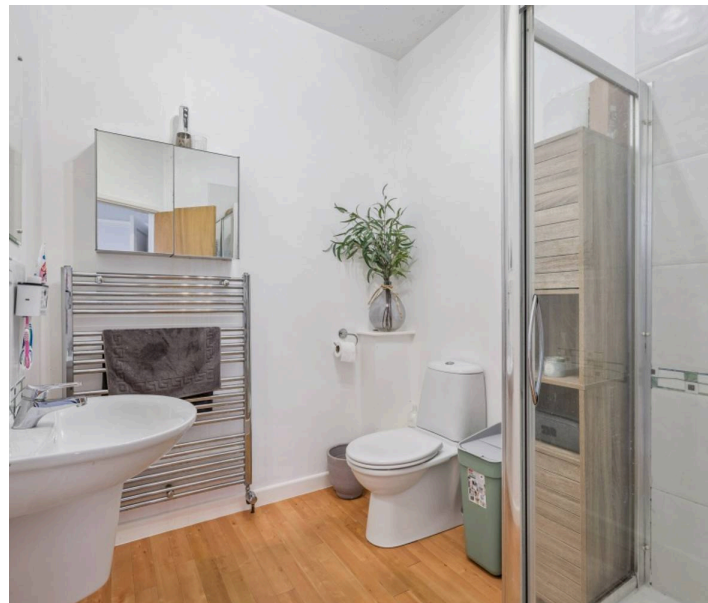
34 Summerleys Road, Princes Risborough - HP27 9DT

In Excess of £600,000

 **TIM RUSS**
& Company



- Four-bedroom family home
- Two bathrooms
- Large garden
- Driveway parking
- Close to Princes Risborough railway station
- Utility
- No onward chain



Having been substantially extended by the current owners, this delightful family home offers free flowing and spacious accommodation with a particularly large rear garden. Ideally positioned only a short walk to the town, mainline railway station and offered with no onward chain.

Entering the hall, the period of the property is evident in the lovely high ceilings. In brief the accommodation comprises: Cloakroom, an excellent proportioned sitting room with open fire, a large dining and family room with casement doors to garden, kitchen featuring a good range of wall and base units, and a utility room. To the first floor there is a very generous master bedroom which overlooks the garden with en suite shower room, two further double bedrooms, a single bedroom and family bathroom with over the bath shower.

To the front there is a good-sized block paved drive providing ample parking for several vehicles and garage with double doors, light, power and tap. A lovely feature of the property is the large rear garden that extends approximately 200ft. There is a large decking and patio area for outside entertaining, extensive lawn, vegetable area and sheds.

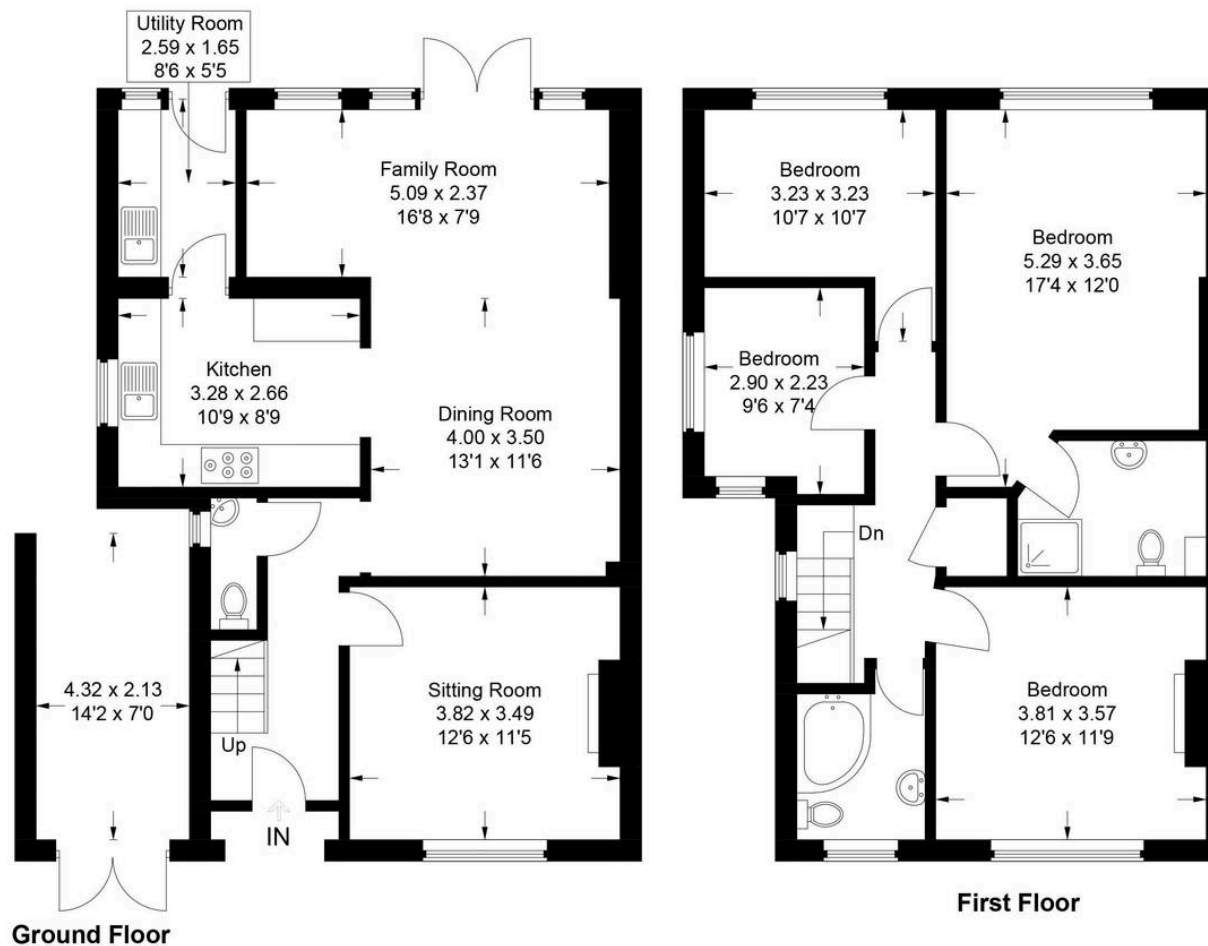
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Summerleys Road

Approximate Gross Internal Area
 Ground Floor = 64.7 sq m / 696 sq ft
 First Floor = 65.4 sq m / 704 sq ft
 Store = 9.5 sq m / 102 sq ft
 Total = 139.6 sq m / 1,502 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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Tim Russ and Company

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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
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