



Little Park, Princes Risborough  
£825,000





A superbly presented and beautifully modernised four-bedroom family home, ideally positioned close to Princes Risborough High Street & Mainline railway station. Offering generous and versatile accommodation throughout, the property features a stunning open-plan kitchen and dining area which forms the heart of the home, perfectly designed for modern family life and entertaining. The accommodation is complemented by two contemporary bathrooms and a dedicated home gym, providing excellent flexibility for a range of lifestyle needs.

Finished to a high standard throughout, the home further benefits from driveway parking, well-proportioned living spaces, and a pleasant private garden ideal for both relaxing and outdoor dining. Conveniently located within easy reach of local amenities, well-regarded schools, and excellent transport links, this exceptional property offers a fantastic opportunity for families and professionals seeking a stylish, ready-to-move-into home in a desirable setting.





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, while nearby road links offer easy access to the M40 and surrounding towns. The town is also well served by regular bus routes linking High Wycombe and Aylesbury, making it convenient for local travel as well as commuting. Altogether, it's a sought-after location for those seeking a balance of rural beauty and modern convenience.

Council Tax band: F

Tenure: Freehold

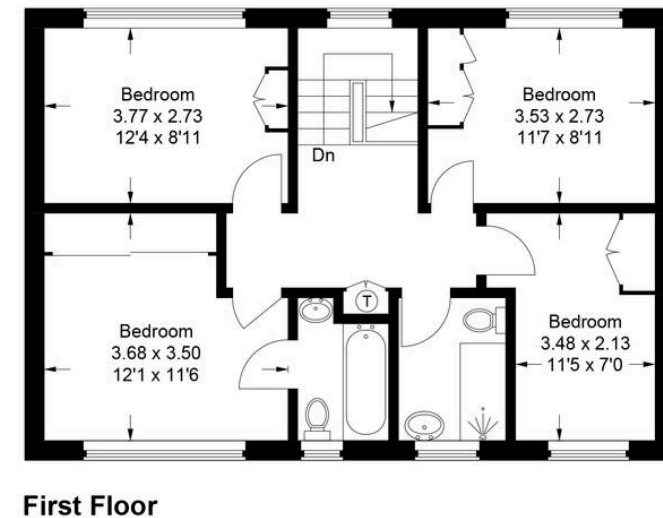
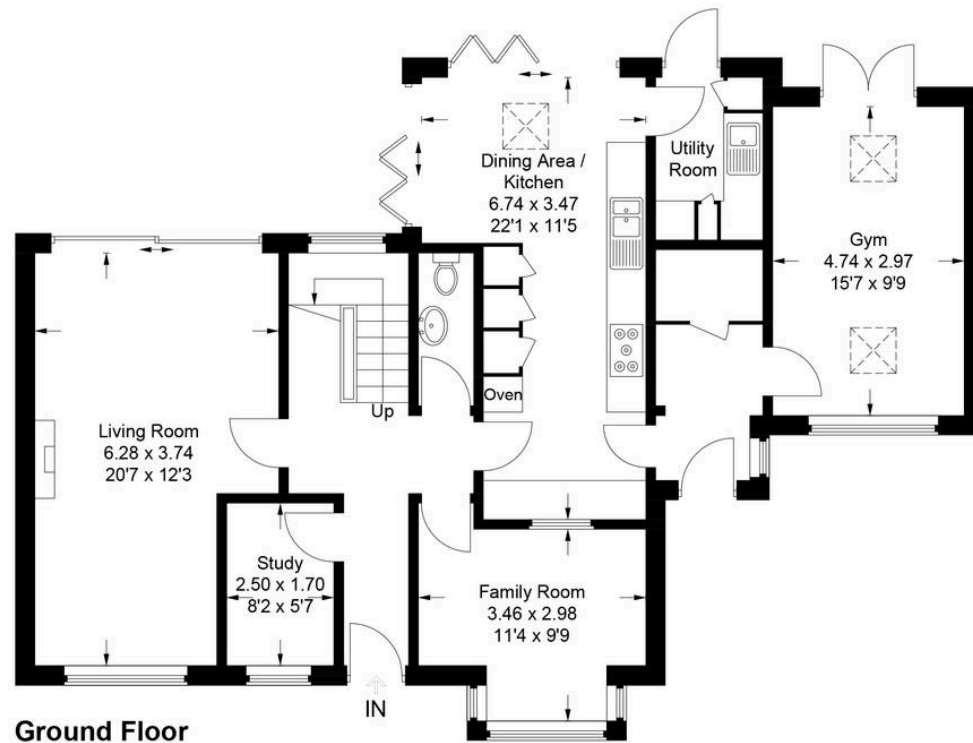
- Spacious 4 Bedrooms
- Open Plan Kitchen-Dining Area
- Fully Modernised Throughout
- Dedicated Home Gym
- Driveway Parking
- Close to town centre & mainline railway station











## 9 Little Park

Approximate Gross Internal Area  
 Ground Floor = 98.1 sq m / 1,056 sq ft  
 First Floor = 59.7 sq m / 643 sq ft  
 Total = 157.8 sq m / 1,699 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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