



8 Berryfield Road, Princes Risborough - HP27 0HE

Guide Price £465,000

 **TIM RUSS**
& Company



- Semi detached home
- Three bedrooms, one shower room
- Two reception rooms, working fire
- 0.14 acre plot including generous rear garden
- Garage and driveway
- Scope to extend and personalise
- Walking distance to the High Street
- No upper chain

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.



A three-bedroom semi detached home offering excellent potential for personalisation and possible enlargement, subject to the necessary planning consent. Set on a generous 0.14-acre plot, the property benefits from a substantial rear garden, driveway parking, and a garage.

The accommodation comprises an entrance hall leading to two reception rooms, including a bay fronted sitting room with an open fireplace. There is also a kitchen and a separate utility room providing additional practicality.

To the first floor are three bedrooms and a three-piece shower room.

Conveniently situated within walking distance of the High Street, the property enjoys easy access to local amenities while offering scope to create a home tailored to individual tastes.

Offered to the market with no upper chain, this is an excellent opportunity for buyers seeking a property with both potential and a desirable location.

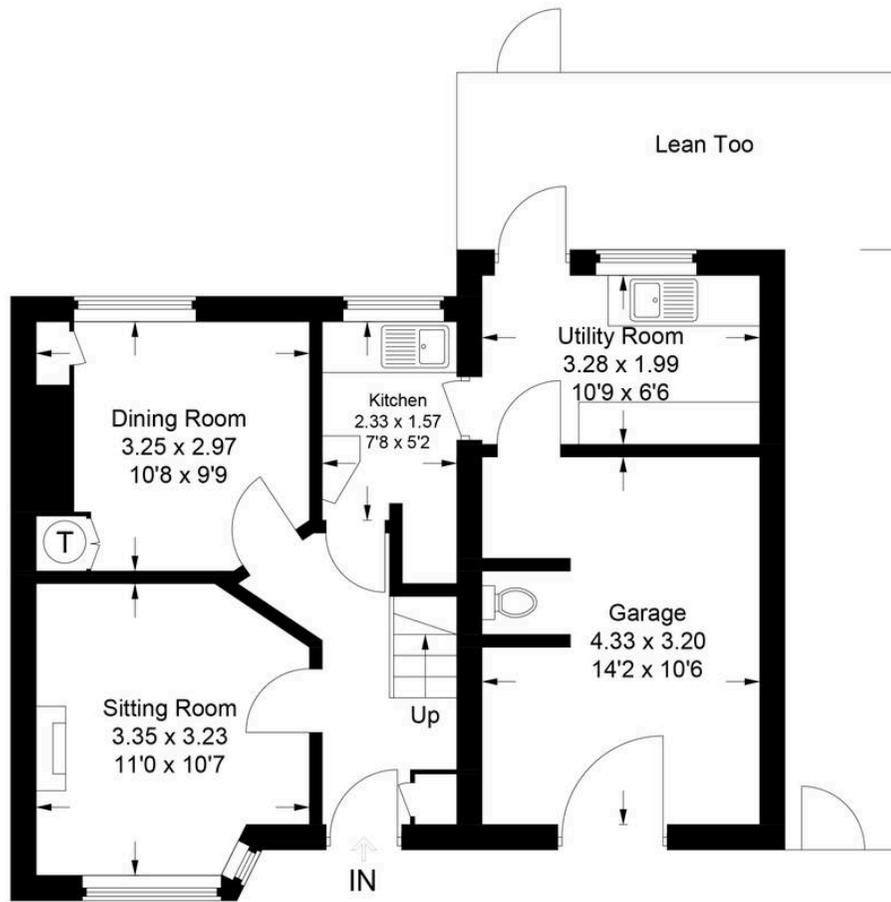
Council Tax band: D

Tenure: Freehold

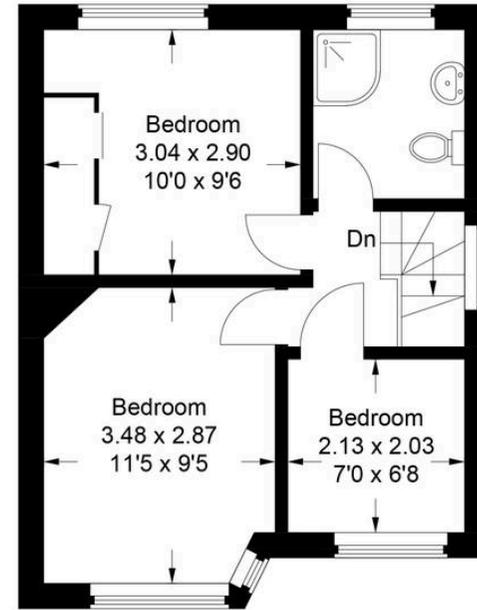
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



First Floor

8 Berryfield Road

Approximate Gross Internal Area (Including Garage)

Ground Floor = 54.9 sq m / 591 sq ft

First Floor = 31.2 sq m / 336 sq ft

Total = 86.1 sq m / 927 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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