



9a Northmill, Princes Risborough - HP27 9PU

Guide Price £375,000

 **TIM RUSS**
& Company



- Modern semi detached home
- Entrance hall
- Two double bedrooms/study across two floors
- Bathroom and ensuite shower room
- Dual aspect sitting room
- Enclosed rear garden
- Driveway parking
- No 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, 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.



A modern two double bedroom semi-detached home, tucked away in a cul-de-sac and offering off-street parking, an enclosed west-facing rear garden and excellent access to Princes Risborough town centre and railway station.

The accommodation comprises an entrance hall leading to a contemporary kitchen and a bright dual-aspect sitting room. Also on the ground floor is a versatile double bedroom or study featuring French doors opening directly onto the rear garden.

To the first floor is a dual-aspect principal bedroom with fitted wardrobes and useful eaves storage, complemented by a modern three-piece en-suite shower room.

Externally, the enclosed west-facing rear garden features a patio area with raised beds, ideal for outdoor dining and gardening. The property is also within walking distance of a rural footpath at Parkmill, providing a pleasant and direct route into the town centre, while Princes Risborough railway station is easily accessible on foot.

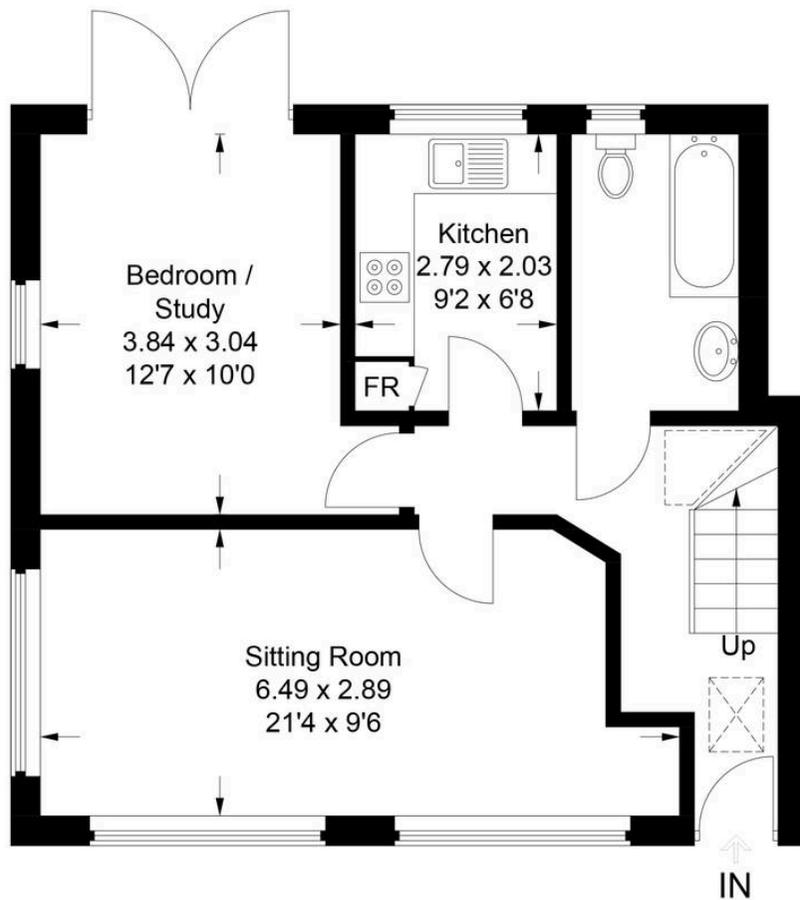
Council Tax band: C

Tenure: Freehold

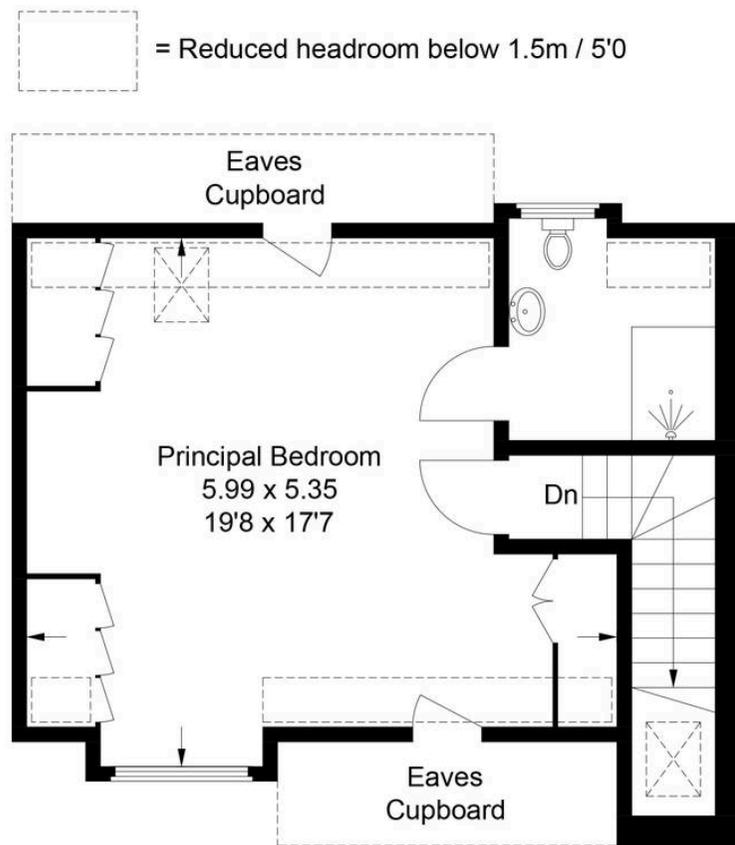
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



First Floor

9A North Mill

Approximate Gross Internal Area
 Ground Floor = 51.0 sq m / 549 sq ft
 First Floor = 36.3 sq m / 391 sq ft
 (Excluding Eaves Cupboard)
 Total = 87.3 sq m / 940 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.