



75 Summerleys Road, Princes Risborough - HP27 9PZ

Guide Price £625,000

 **TIM RUSS**  
& Company



- 1920s/30s semi detached home
- Three bedrooms, bathroom, ground floor cloakroom
- Two reception rooms, open fireplace
- Kitchen/breakfast room
- 0.3 acre plot with generous south westerly rear garden
- Garage and workshop area with W/C
- Walking distance to railway station and town centre
- 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.



An attractive and well-maintained 1920s/30s semi-detached home showcasing charming mock Tudor / half-timbered, part-rendered elevations, set within a generous plot of approximately 0.3 acres. The property benefits from a beautifully established south-westerly facing rear garden, enjoying a high degree of privacy and seclusion. The garden is further complemented by a greenhouse and a powered garden shed, ideal for keen gardeners or additional storage. A tandem garage with workshop area and power connected provides excellent storage and workspace potential, and conveniently includes a separate W/C within the workshop.

Internally, the accommodation comprises a welcoming entrance hall, cloakroom, two reception rooms, and a kitchen/breakfast room. The sitting room is a particularly appealing space, featuring a working open fireplace and French doors opening directly onto the rear garden, creating an ideal setting for both everyday family living and entertaining.

Upstairs, there are three bedrooms and a well-appointed three-piece family bathroom. The property also benefits from a boarded loft with ladder access and lighting, offering useful additional storage space.

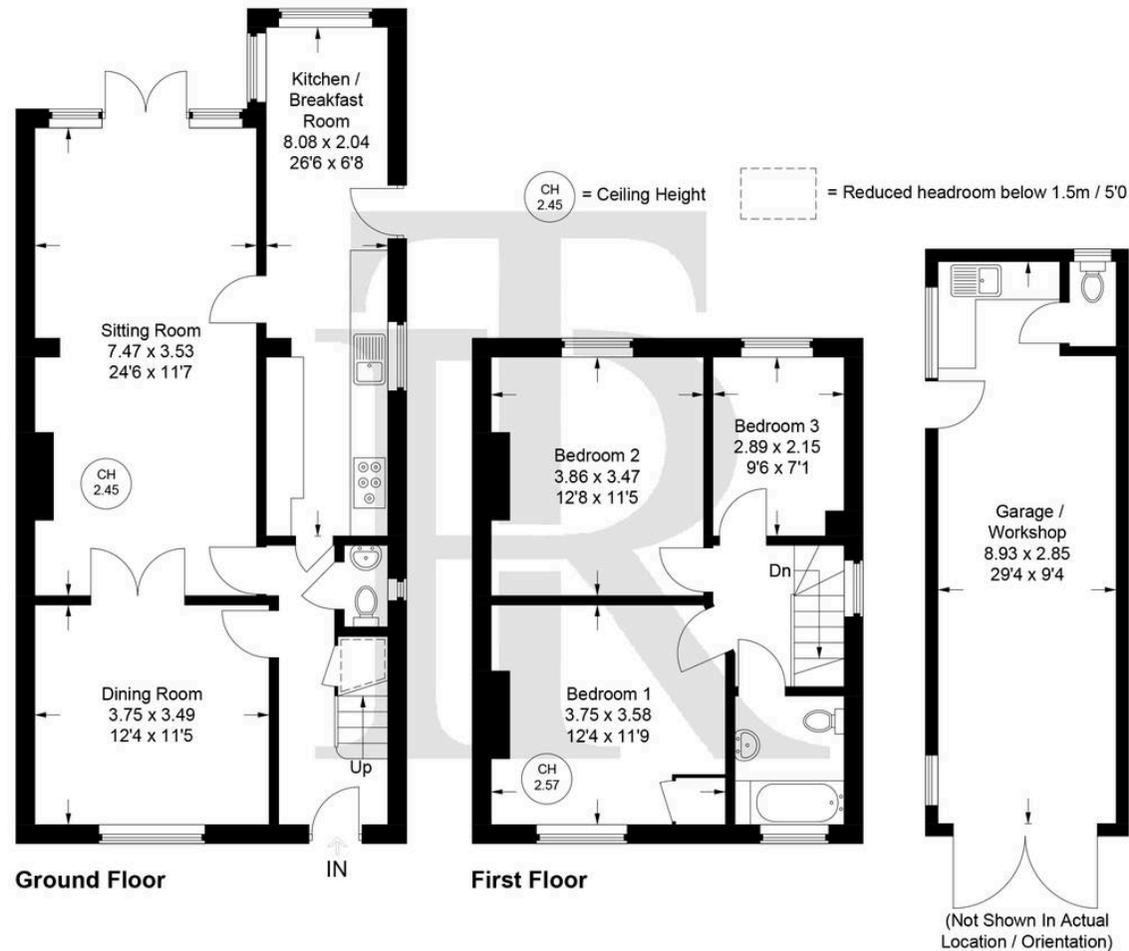
The home presents excellent scope for further enhancement and extension, subject to the necessary planning consents.

Offered to the market with no upper chain, the property enjoys convenient access to a rural footpath via Park Mill leading directly to the town centre, and is within walking distance of the railway station providing services to London Marylebone and Oxford.

Council Tax Band: E

EPC Energy Efficiency Rating: D





## 75 Summerleys Road, HP27 9PZ

Approximate Gross Internal Area

Ground Floor = 66.3 sq m / 714 sq ft

First Floor = 42.1 sq m / 453 sq ft

Garage / Workshop = 25.5 sq m / 274 sq ft

Total = 133.9 sq m / 1441 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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