



14 Willow Way, Princes Risborough - HP27 9AY
£625,000

 **TIM RUSS**
& Company



- Detached home
- Town centre, walking distance of High Street and Railway Station
- Three bedrooms, one bathroom, cloakroom
- Sitting/dining room, Multi fuel stove
- Garage and driveway
- South/westerly rear garden
- Fitted kitchen
- Full Fibre broadband, UPVC double glazing

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.



Situated on a highly sought-after town centre road, within easy walking distance of the High Street and railway station, this well-maintained three-bedroom detached home enjoys a south-westerly facing rear garden backing onto a small stream. The property further benefits from a garage and driveway parking.

The accommodation comprises an entrance porch leading into a spacious, dual aspect sitting/dining room, featuring an exposed brick fireplace with multi-fuel stove and French doors opening onto a sandstone patio, ideal for indoor-outdoor living.

The kitchen has a range of integrated appliances and offers excellent potential to create a generous kitchen/dining room if desired. A convenient two-piece cloakroom completes the ground floor.

Upstairs, the first floor provides three bedrooms and a three-piece family bathroom. The loft is partially boarded and fitted with a ladder and light, offering useful additional storage space.

Externally, the south-westerly garden is a particular highlight, featuring a patio area, lawn, two sheds, and a greenhouse, all backing onto a tranquil stream.

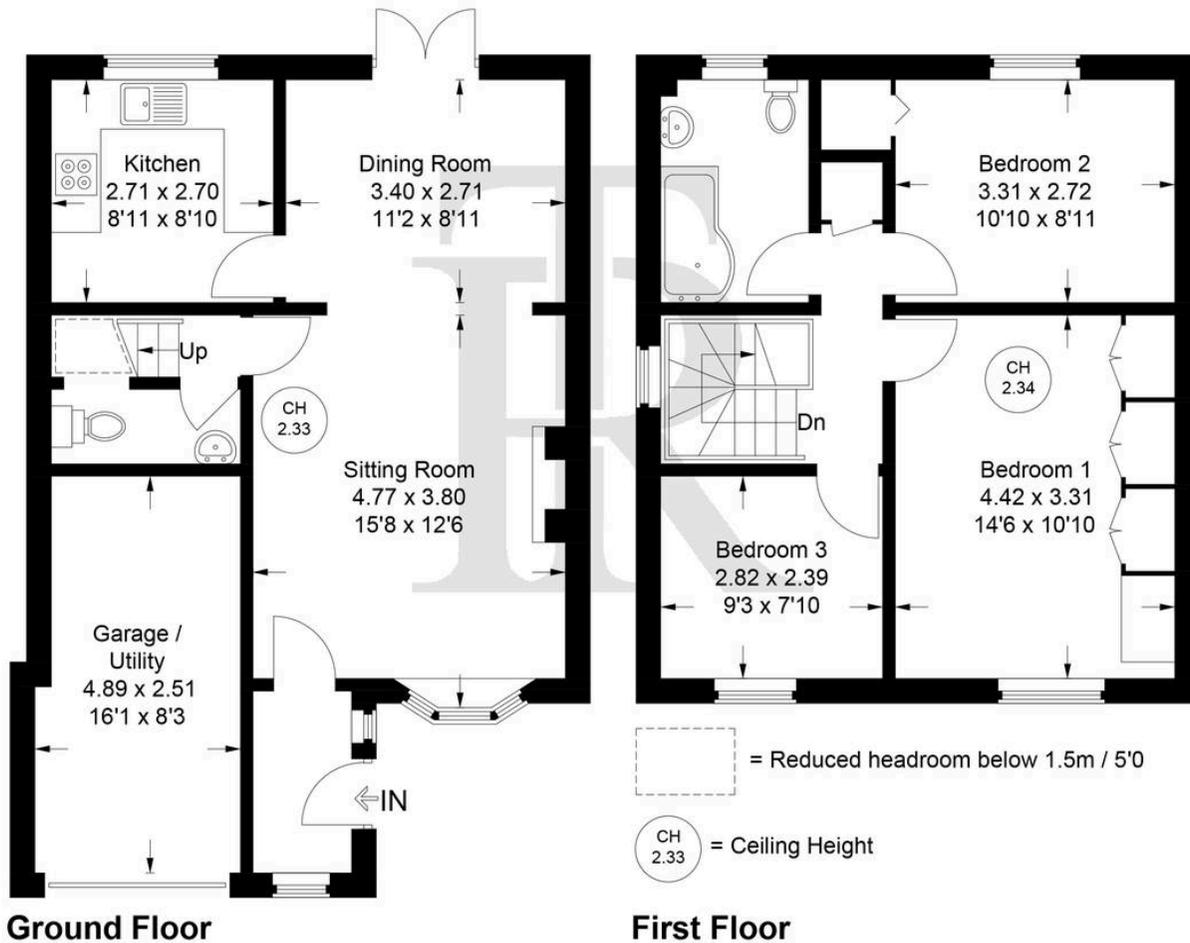
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Approximate Gross Internal Area
 Ground Floor = 42.1 sq m / 453 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Garage / Utility = 11.5 sq m / 124 sq ft
 Total = 98.9 sq m / 1065 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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