



45 New Road, Princes Risborough
£625,000

 **TIM RUSS**
& Company



Situated in the desirable market town of Princes Risborough, this well presented four bedroom semi-detached family home offers generous living space, modern interiors and excellent practicality for day-to-day family life.

The property features a bright and airy living room, perfect for relaxing or entertaining, alongside a spacious kitchen diner that forms the heart of the home. The modern kitchen offers ample storage and worktop space, with plenty of room for a family dining table. A separate utility room and a convenient downstairs cloakroom add further practicality to the ground floor.

Upstairs, the home provides four well proportioned bedrooms. The principal bedroom benefits from its own modern ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a private rear garden with a decking area, ideal for outdoor dining and summer gatherings. To the front, there is driveway parking providing off-road space for multiple vehicles.

Combining comfortable family accommodation with a convenient location, this fantastic home is ideal for growing families looking to settle in the sought-after Princes Risborough area.



Council Tax band: D

Tenure: Freehold

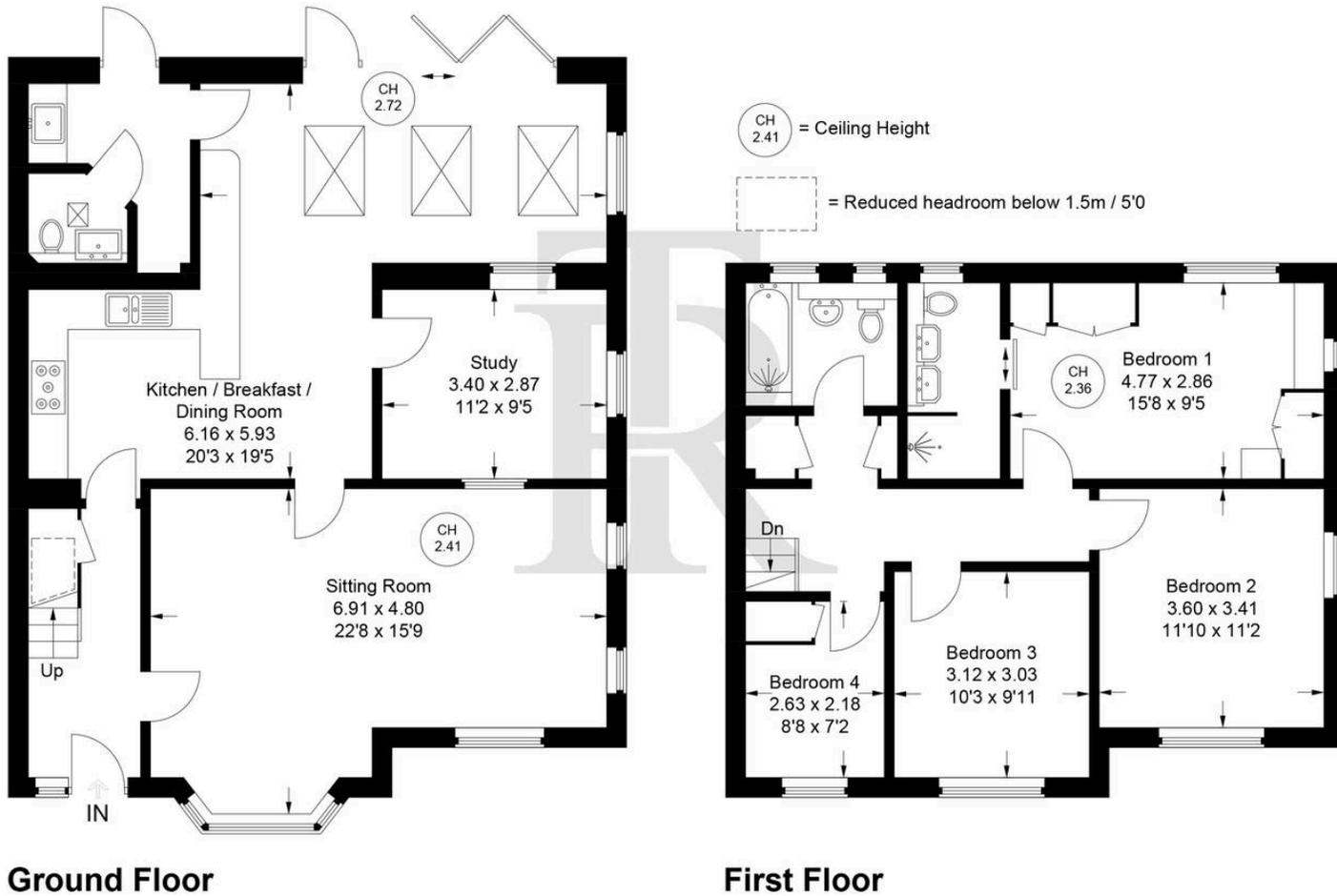
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended four bedroom family home
- Two modern bathrooms
- Large kitchen diner
- Bright and airy living room
- Utility room & downstairs cloakroom
- Driveway parking
- Garden with decking







Ground Floor

First Floor

45 New Road, HP27 0JE

Approximate Gross Internal Area
 Ground Floor = 91.1 sq m / 981 sq ft
 First Floor = 62.5 sq m / 673 sq ft
 Total = 153.6 sq m / 1654 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

Tim Russ Ltd, 1 High Street - HP27 0AE

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

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