



Queens Road, Princes Risborough - HP27
£525,000

 **TIM RUSS**
& Company



- Lovely tucked away quiet location
- Within walking distance of the town centre
- Large 23ft sitting room with log burner
- Two bedrooms with wardrobes
- Superb modern fitted bathroom with separate shower
- Secluded cottage style private rear garden
- Multi purpose office/studio and shed at rear of garden



Tucked away at the end of a peaceful private no-through road, this charming cottage enjoys a wonderfully quiet setting while remaining just a short stroll from the heart of the town centre. Thoughtfully updated in recent years, the property now showcases stylish, tasteful décor throughout, blending character features with modern comfort.

The ground floor welcomes you with a practical entrance porch leading into an impressive 23ft sitting room, filled with natural light from a front-facing window and enhanced by warm wooden flooring and a cosy log burner—perfect for relaxing evenings. A separate dining room provides an ideal space for entertaining, complete with useful built-in storage, while the contemporary fitted kitchen to the rear overlooks the garden, offering both functionality and a pleasant outlook.

Upstairs, the landing gives access to an airing cupboard, two well-proportioned bedrooms, and a beautifully appointed bathroom. The main bedroom benefits from built-in wardrobes, with the second bedroom also featuring additional storage. The bathroom is particularly striking, fitted to a high standard and featuring a classic clawfoot bath and a separate shower.

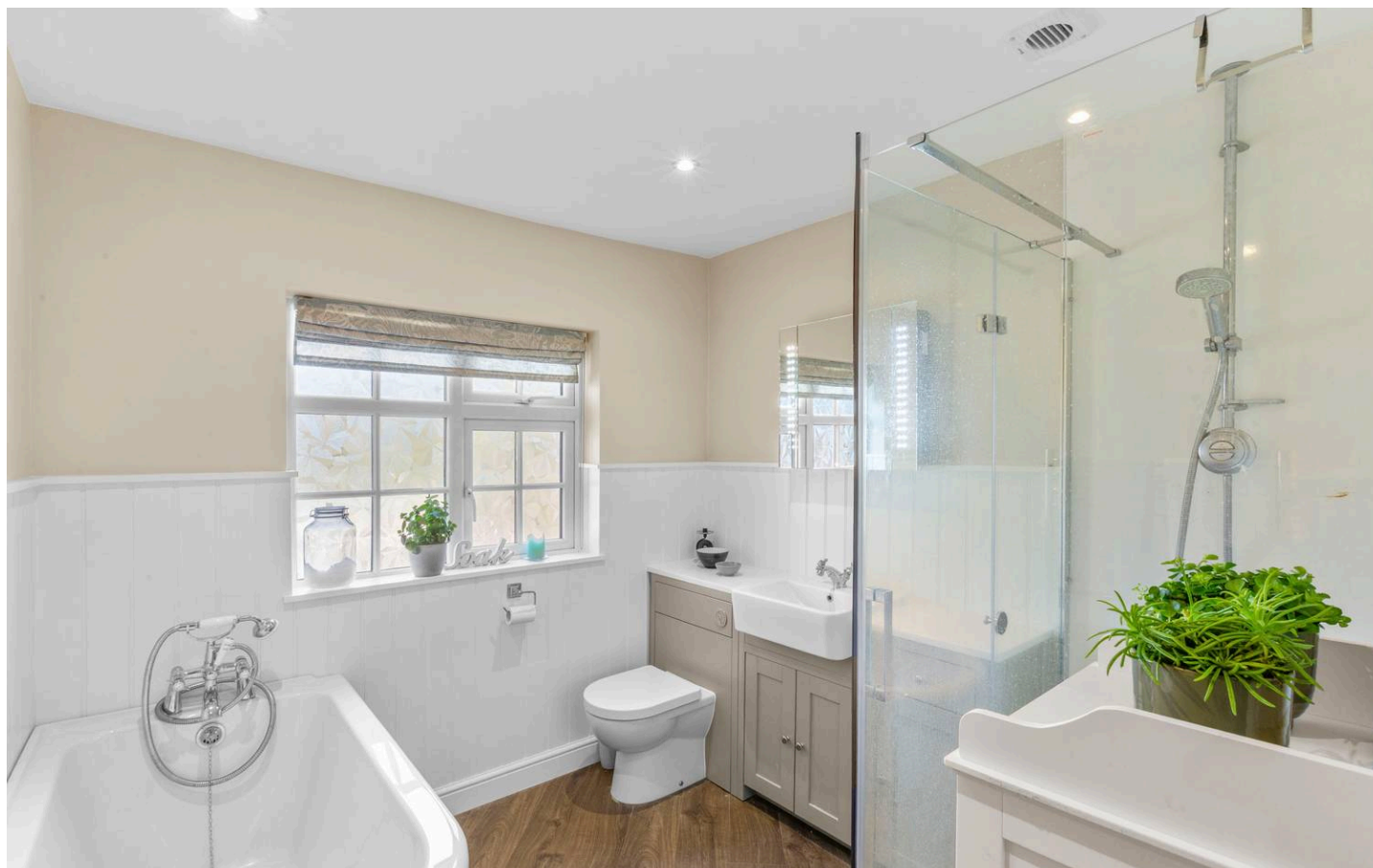
This delightful home offers a perfect balance of charm, comfort, and convenience, making it an ideal choice for those seeking a tranquil retreat close to local amenities.

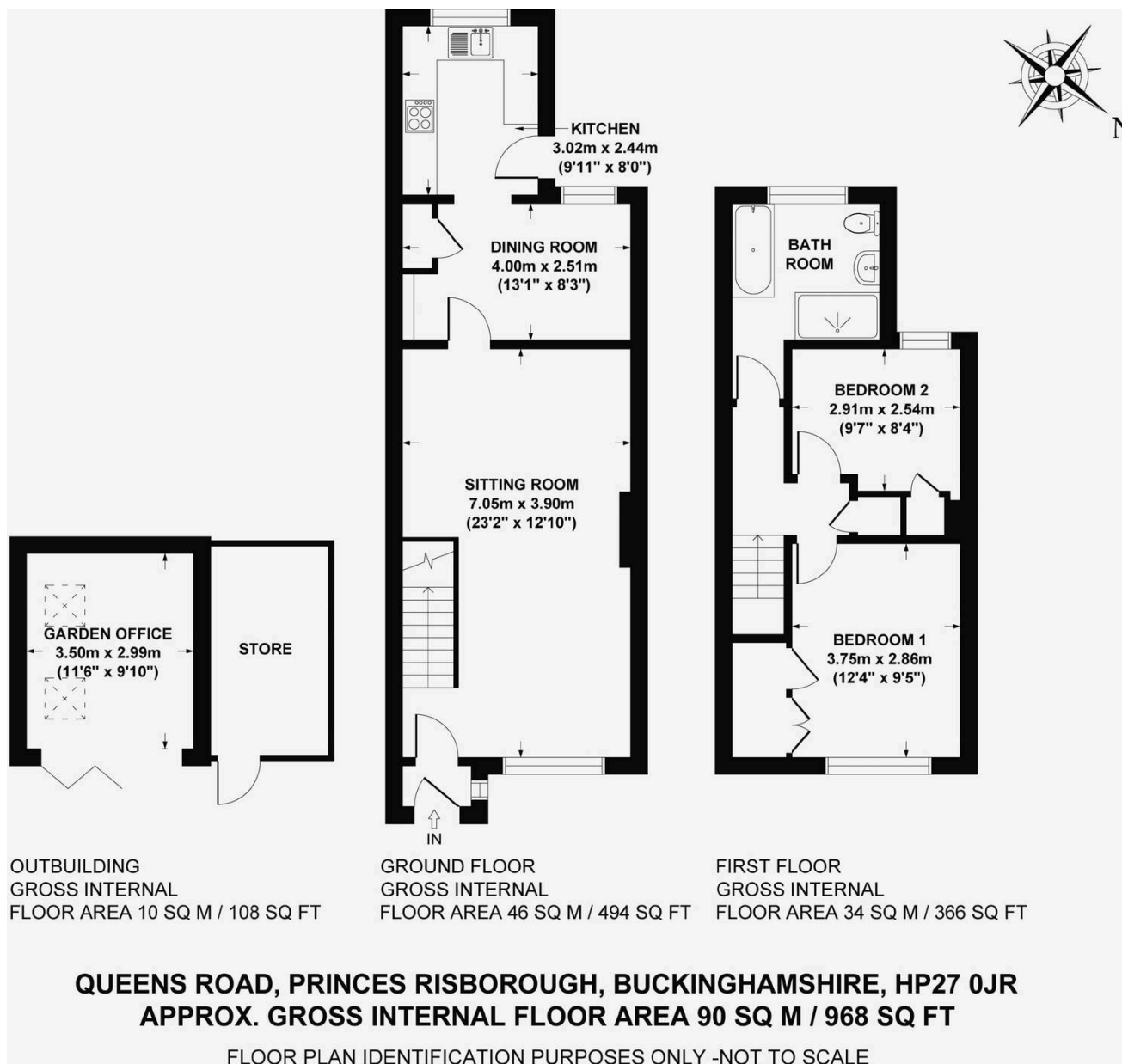
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Tim Russ and Company

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