



Willow Way, Princes Risborough - HP27
£625,000

 **TIM RUSS**
& Company



- Detached home
- Three bedrooms
- Garage and driveway for multiple vehicles
- Town centre, walking distance of High Street and Railway Station
- South/westerly rear garden
- Full Fibre broadband, UPVC double glazing
- Beautiful Garden
- Bright & airy accommodation

Princes Risborough is a sought-after market town set at the foot of the Chiltern Hills, offering a blend of character and convenience. The High Street provides a range of shops, cafés, and everyday amenities. The town is well-connected, with direct rail services into London Marylebone and good road links to High Wycombe, Oxford, and the M40. Surrounded by beautiful countryside and with well-regarded local schools, it's an attractive choice for both commuters and families alike.



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 offers comfortable and practical living, perfectly suited to modern lifestyles.

The property benefits from a bright and airy feel throughout, with a spacious open-plan kitchen/dining area, a separate utility room, and the convenience of a downstairs cloakroom. Upstairs, three well-proportioned bedrooms are complemented by a modern bathroom featuring a walk-in shower.

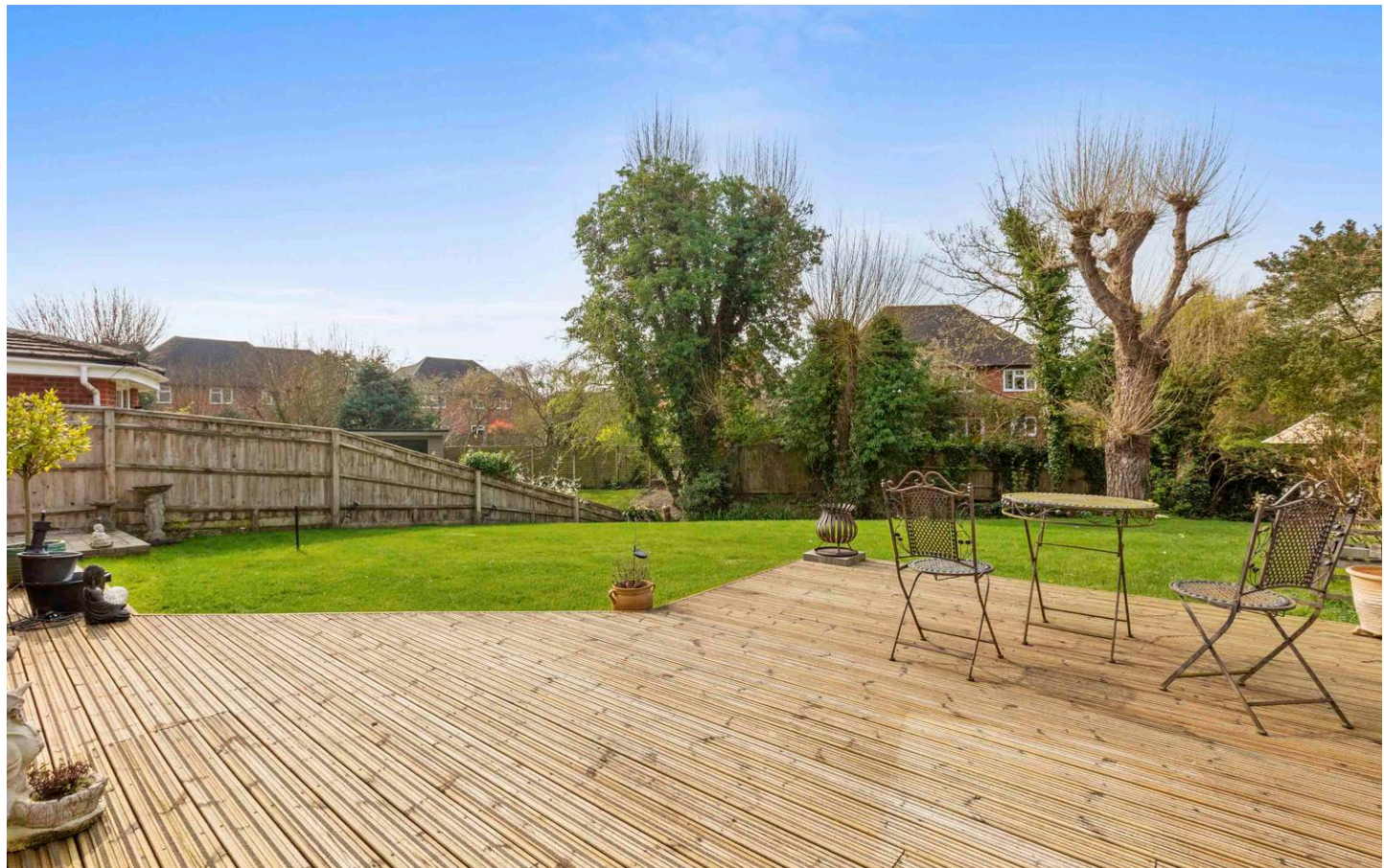
Outside, the property truly stands out with its generous south-westerly facing rear garden, enjoying plenty of sunshine and backing onto a peaceful stream at the foot —creating a private and tranquil setting. Additional benefits include a garage and driveway parking for multiple vehicles.

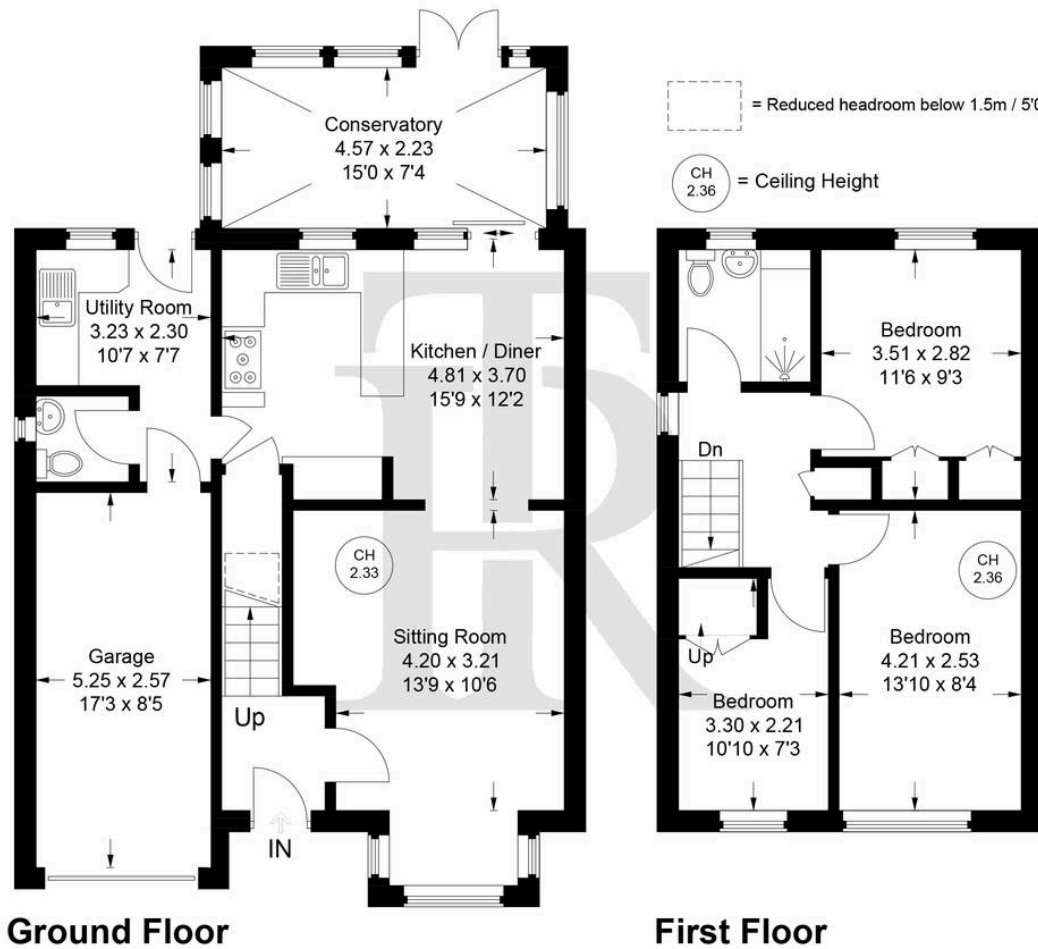
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor

First Floor

18 Willow Way, HP27 9AY

Approximate Gross Internal Area
 Ground Floor = 74.0 sq m / 796 sq ft (Including Garage)
 First Floor = 37.7 sq m / 406 sq ft
 Total = 111.7 sq m / 1202 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/

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 £65 (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.