



25 Dunsmore Ride, Princes Risborough - HP27 9JT

Guide Price £485,000

 **TIM RUSS**
& Company



- Well-presented semi-detached family home in a highly regarded location, opposite a park
- Within walking distance of Monks Risborough railway station
- Enjoys attractive open views towards Whiteleaf Cross and the Chiltern Hills
- Accommodation includes entrance porch and hallway, cloakroom, modern fitted kitchen, and spacious open-plan sitting/dining room leading to a conservatory
- Three bedrooms and a modern four-piece family bathroom on the first floor
- Driveway parking for multiple vehicles and a detached garage
- Private rear garden with sandstone patio, areas of artificial and natural lawn, a pergola, and fencing to the borders
- Potential to extend subject to the necessary planning permissions, ideal for families, commuters, or long-term homeowners



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.

A well-presented semi-detached family home, quietly situated in a highly regarded location opposite a park with excellent facilities for children. The property is within walking distance of Monks Risborough railway station and enjoys attractive open views towards Whiteleaf Cross and the Chiltern Hills.

The accommodation comprises an entrance porch and hallway, a cloakroom, a modern fitted kitchen, and a spacious open-plan sitting/dining room leading to a conservatory. Upstairs, there are three bedrooms and a modern four-piece family bathroom.

Externally, the home offers driveway parking for multiple vehicles, a detached garage, and a private rear garden featuring a sandstone patio, areas of artificial and natural lawn, a pergola, and fencing to the borders, providing an attractive and versatile outdoor space.

Families will appreciate the proximity to two well-regarded Good-rated Ofsted primary schools - both accessible on foot, offering excellent local schooling options.

With potential to extend subject to the necessary planning permissions, this property is perfectly suited to families, commuters, or anyone seeking a long-term home in a convenient, well-connected setting.

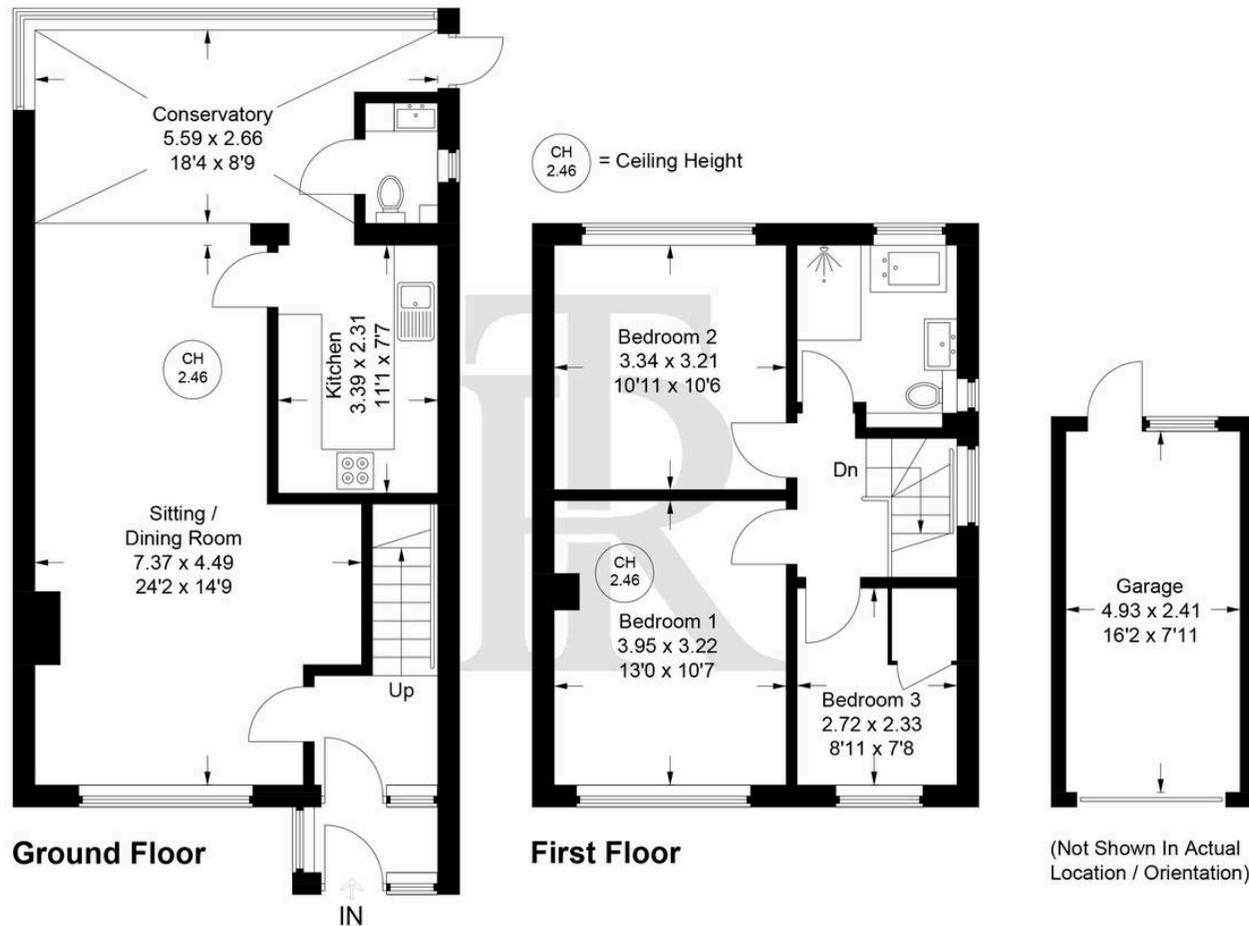
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





25 Dunsmore Ride, HP27 9JT

Approximate Gross Internal Area
 Ground Floor = 59.7 sq m / 643 sq ft
 First Floor = 41.1 sq m / 442 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 112.7 sq m / 1213 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.