



12 Hawthorn Road, Princes Risborough - HP27 0BT  
£475,000

 **TIM RUSS**  
& Company



- Three-bedroom semi-detached home
- Well-presented throughout
- Spacious living room
- Modern-style shower room
- Garage providing storage or parking
- Off-street driveway parking
- Close to Princes Risborough town centre



Well-presented three-bed semi on Hawthorn Road near town and school. Spacious living, kitchen, shower room, large garden, off-street parking, and garage. Great location and potential.

A well-presented three-bedroom semi-detached home located on Hawthorn Road in Princes Risborough, ideally situated close to the town centre and Princes Risborough School.

The property offers light and spacious accommodation throughout, including a good-sized living room and a practical kitchen. There is a separate shower room serving the bedrooms.

Outside, the home benefits from a generous rear garden, off-street parking to the front, and a garage providing additional storage or parking.

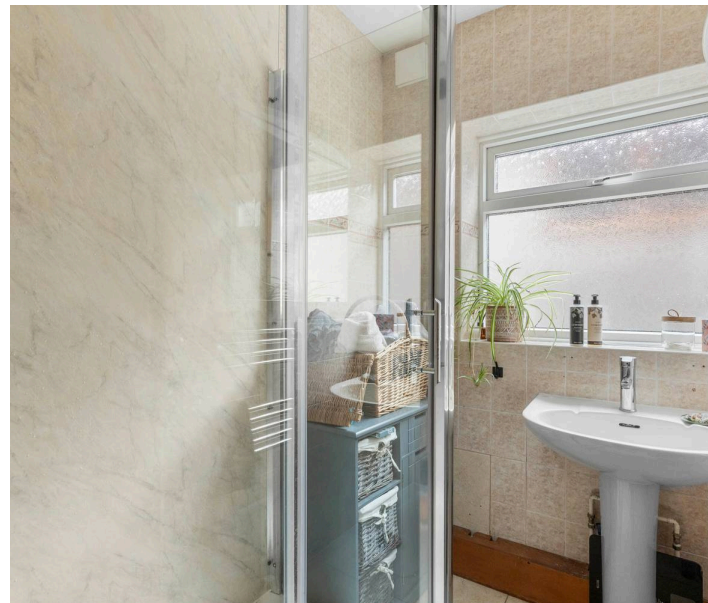
A comfortable and versatile home in a convenient location, offering great potential.

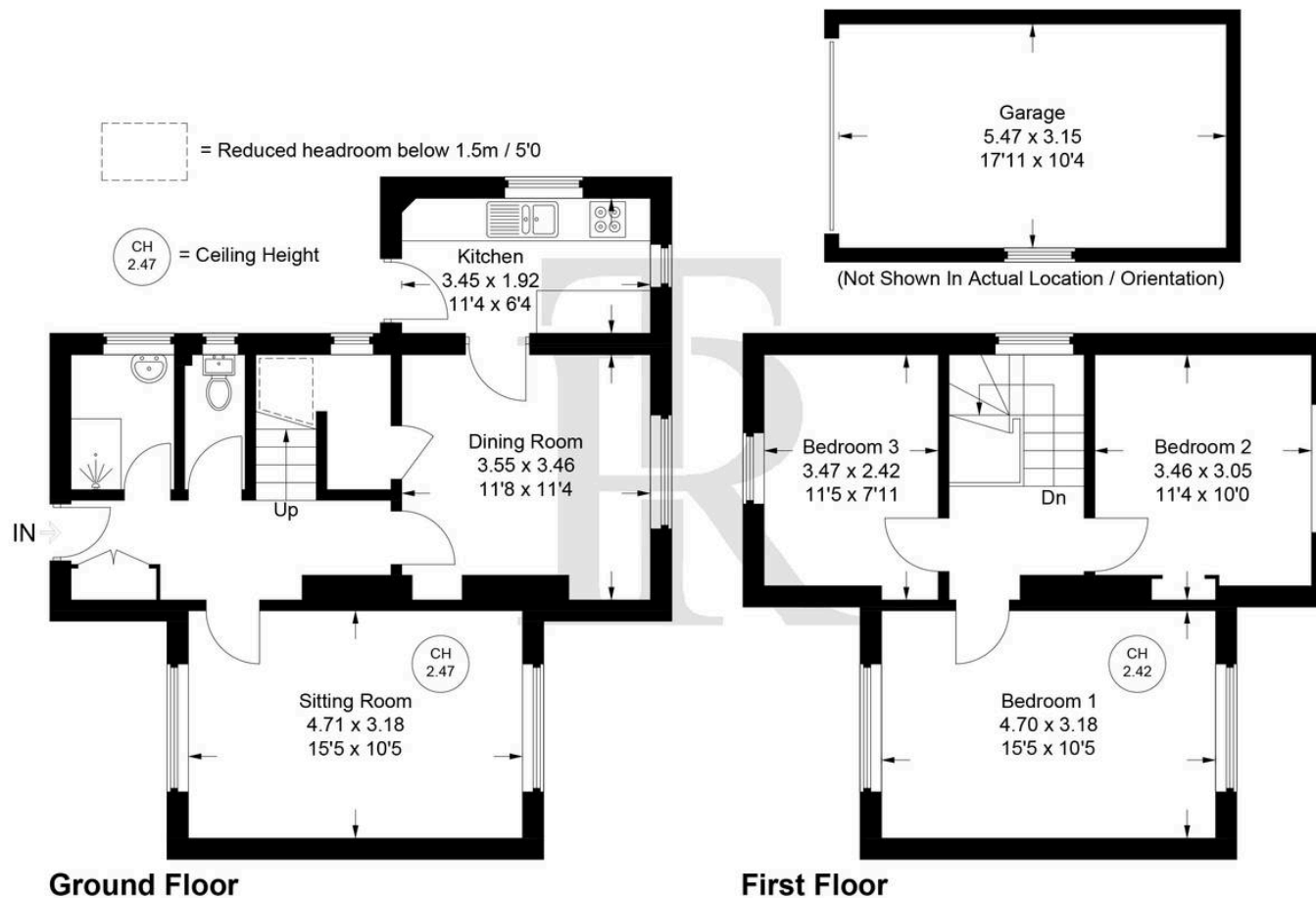
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## 12 Hawthorn Road, HP27 0BT

Approximate Gross Internal Area  
 Ground Floor = 51.8 sq m / 557 sq ft  
 First Floor = 41.7 sq m / 449 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 110.7 sq m / 1191 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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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