



26 Bell Street, Princes Risborough - HP27 0AD

In Excess of £335,000

 **TIM RUSS**
& Company



- Beautiful blend of period charm and contemporary finishes
- Light-filled interiors with a warm and welcoming feel
- Character features retained with stylish modern upgrades
- Excellent access to rail links into London
- Attractive curb appeal
- Low-maintenance garden designed for year-round enjoyment
- No Onward Chain
- Two generous double bedrooms
- Just moments from Princes Risborough High Street

Princes Risborough is a charming Buckinghamshire market town, offering an excellent blend of countryside living and modern convenience. The vibrant High Street is home to a variety of independent shops, cafés, restaurants, supermarkets and everyday amenities, creating a welcoming community atmosphere. The town is well served by highly regarded schools, leisure facilities and excellent transport links, including regular rail services to London Marylebone and easy access to the A40 and M40. Surrounded by the beautiful Chiltern Hills, Princes Risborough is the perfect location for those seeking a balance of town and country living.



Situated in a prime central location, just moments from the vibrant High Street, this beautifully refurbished character cottage perfectly blends period charm with contemporary style. Offered with **no onward chain**, it presents a fantastic opportunity to purchase a home that is ready to move straight into.

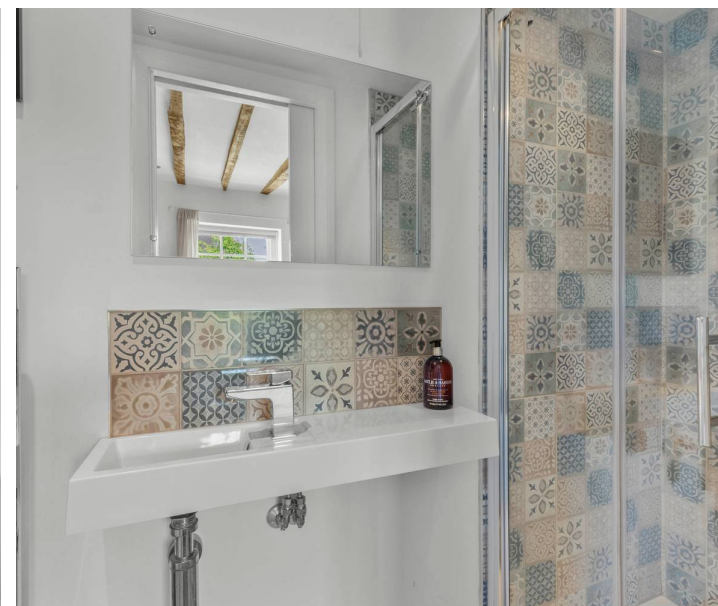
The current owner has tastefully modernised the property, creating bright, welcoming interiors complemented by a stylish kitchen, a contemporary bathroom and quality décor throughout. Upstairs are two generous double bedrooms, with the principal bedroom benefiting from its own ensuite.

Outside, the landscaped south-facing garden offers a private, low-maintenance space complete with a patio, ideal for relaxing or entertaining.

Within easy walking distance of shops, cafés, restaurants, everyday amenities and excellent rail links to London, this charming cottage is perfectly suited to first-time buyers, downsizers, commuters and investors alike.

Council Tax band: D

Tenure: Freehold





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Approximate Gross Internal Area

Ground Floor = 26.4 sq m / 284 sq ft

First Floor = 31.8 sq m / 342 sq ft

Total = 58.2 sq m / 626 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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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.



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