



2 Summerleys Road

In Excess of £685,000

 **TIM RUSS**
& Company

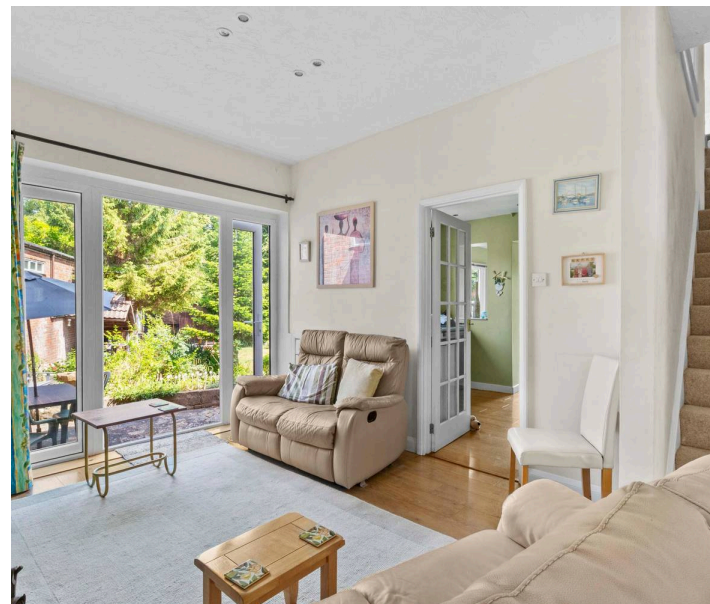


A rare and highly versatile opportunity in the heart of Princes Risborough, this substantial four double bedroom semi-detached property on Summerleys Road offers an exceptional blend of residential accommodation and commercial potential. Currently arranged as a mixed-use asset, the property provides ground floor commercial space with generous residential accommodation above, making it ideally suited to investors, owner-occupiers, or those seeking a live/work setup. It also offers clear scope for reconfiguration, including the potential to convert the entire building back into a single residential dwelling or to optimise its existing layout for income-producing use (subject to the necessary consents). Positioned in a highly convenient location, the property is within walking distance of Princes Risborough town centre and the railway station, benefiting from strong commuter demand, excellent local amenities, and valuable frontage exposure to passing trade—an increasingly rare combination in this sought-after Buckinghamshire town. The ground floor currently comprises a well-balanced mix of kitchen, dining, living, utility space and WC, alongside rooms previously and currently used for business purposes, allowing for a clear separation between commercial and residential functions. Upstairs, the property continues to impress with three well-proportioned double bedrooms, a further study, and an additional reception room, providing excellent flexibility for family living, home working, or conversion into alternative layouts. The principal bedroom also benefits from an en-suite, supported by further bathroom facilities.



Externally, the home enjoys a substantial private rear garden offering significant potential for enhancement, alongside off-road parking and a car port with space for multiple vehicles—an invaluable feature in such a central location. This is a standout investment opportunity offering adaptability, strong location fundamentals, and genuine potential for value creation in a well-connected and growing market town.

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.







Ground Floor

First Floor

2 Summerleys Road, HP27 9DT

Approximate Gross Internal Area

Ground Floor = 78.6 sq m / 846 sq ft (Including Salon)

First Floor = 85.7 sq m / 922 sq ft

Outbuilding / Massage Room = 37.5 sq m / 404 sq ft

Total = 201.8 sq m / 2172 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

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

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