



15 Goodearl Place, Princes Risborough - HP27 9EN
£550,000

 **TIM RUSS**
& Company



- Built by Blacks Developers within the last nine years
- Three-bedroom semi-detached home overlooking a green
- Exclusive development within walking distance of the railway station and approximately one mile from the High Street
- Close to countryside walks
- Bay-fronted sitting room
- Kitchen/dining room with French doors to the rear garden
- Principal bedroom with en-suite shower room, plus a family bathroom

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.



Built by Blacks Developers within the last nine years, this three-bedroom semi-detached home is situated on an exclusive development overlooking a green and is within walking distance of the railway station. The property is also approximately one mile from the High Street and is well placed for access to nearby countryside walks.

The accommodation is well arranged, comprising an entrance hall, a bay-fronted sitting room, a two-piece cloakroom and a kitchen/dining room with French doors opening onto the rear garden.

On the first floor, the principal bedroom has an en-suite shower room, while the remaining two bedrooms are served by a family bathroom.

Outside, the secluded rear garden is laid to lawn with a patio seating area and provides direct access to the garage.

Further features include oak and tiled flooring, a water softener, FTTP (Fibre to the Premises) broadband, solar panels and estate maintenance charges of approximately £239 per annum.

The property offers modern accommodation in a convenient location, with easy access to the High Street, the railway station, local amenities and nearby countryside.

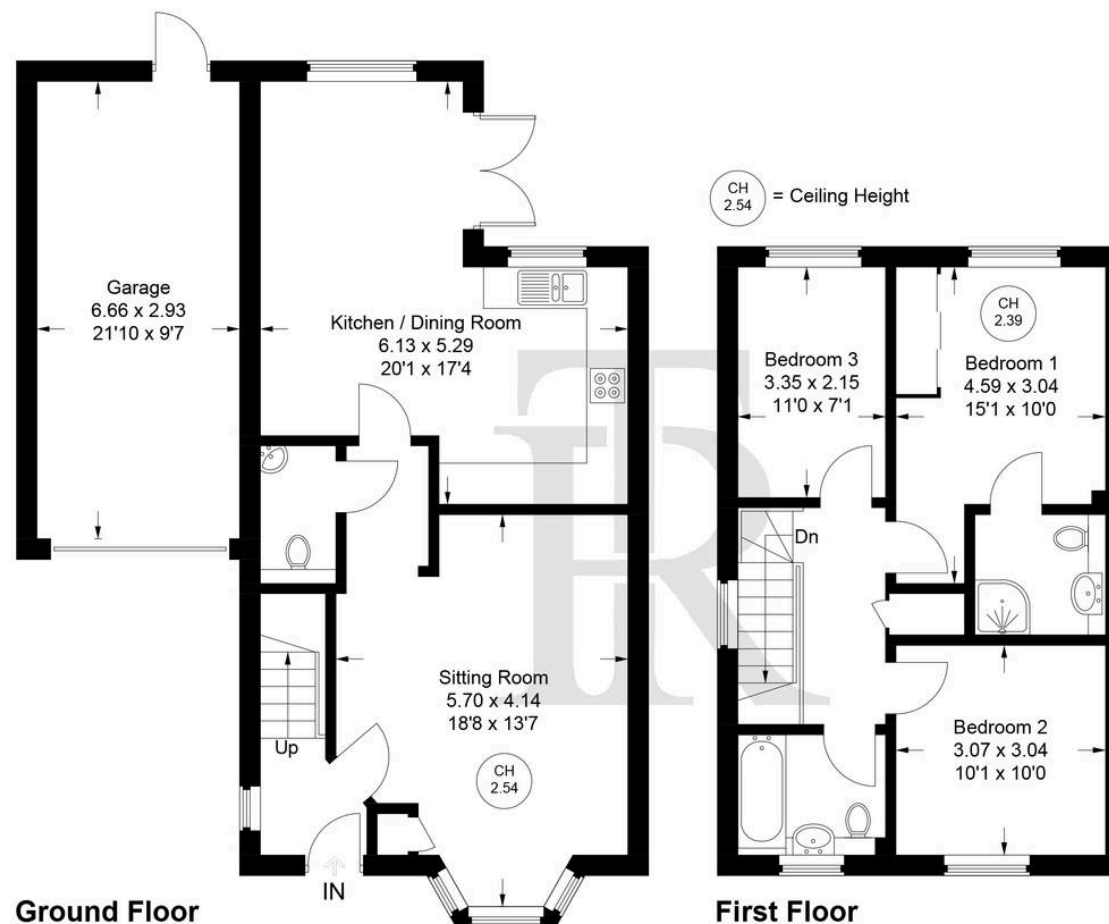
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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Approximate Gross Internal Area
Ground Floor = 55.2 sq m / 594 sq ft
First Floor = 45.7 sq m / 492 sq ft
Garage = 19.7 sq m / 212 sq ft
Total = 120.6 sq m / 1298 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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