



Cheverton Avenue, Princes Risborough  
£550,000



- Three double bedroom town house
- Contemporary interior throughout
- Open plan kitchen/dining/sitting room
- Principal bedroom with ensuite shower room and private balcony overlooking countryside
- Modern, four piece family bathroom
- Driveway providing off road parking & large garage with overhead storage
- Fully boarded loft with fold down ladder and light
- NHBC warranty with approximately four years remaining



A modern, three-bedroom semi-detached home with a secluded rear garden, a garage and driveway parking in the sought-after town of Princes Risborough.

The property offers an entrance hall, a two-piece cloakroom and an open-plan kitchen/dining/sitting room. The kitchen area features a range of units and integrated appliances, including a double oven, fridge freezer, dishwasher and washing machine. French doors open onto the rear garden, providing plenty of natural light and direct access to the outside space.

Upstairs, the first floor provides two generous double bedrooms, one with fitted wardrobes and a Juliet balcony, together with a four-piece family bathroom.

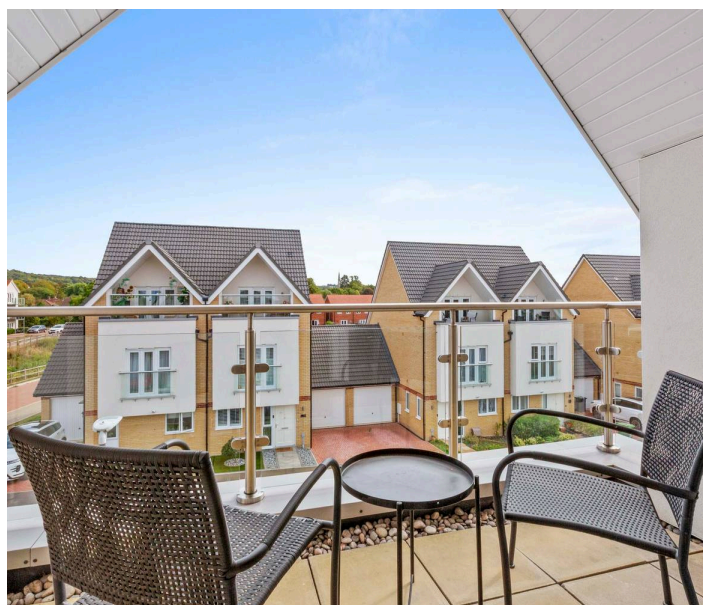
The entire second floor is dedicated to the principal bedroom suite, which features a three-piece en-suite shower room comprising a walk-in shower, WC and wash basin, together with a useful walk-in storage cupboard. The room also benefits from a range of fitted wardrobes and access to a fully boarded loft, providing additional storage and accessed via a wooden fold-down ladder. French doors open onto a private, covered balcony, enjoying views towards Whiteleaf Cross, the church spire and far-reaching countryside.

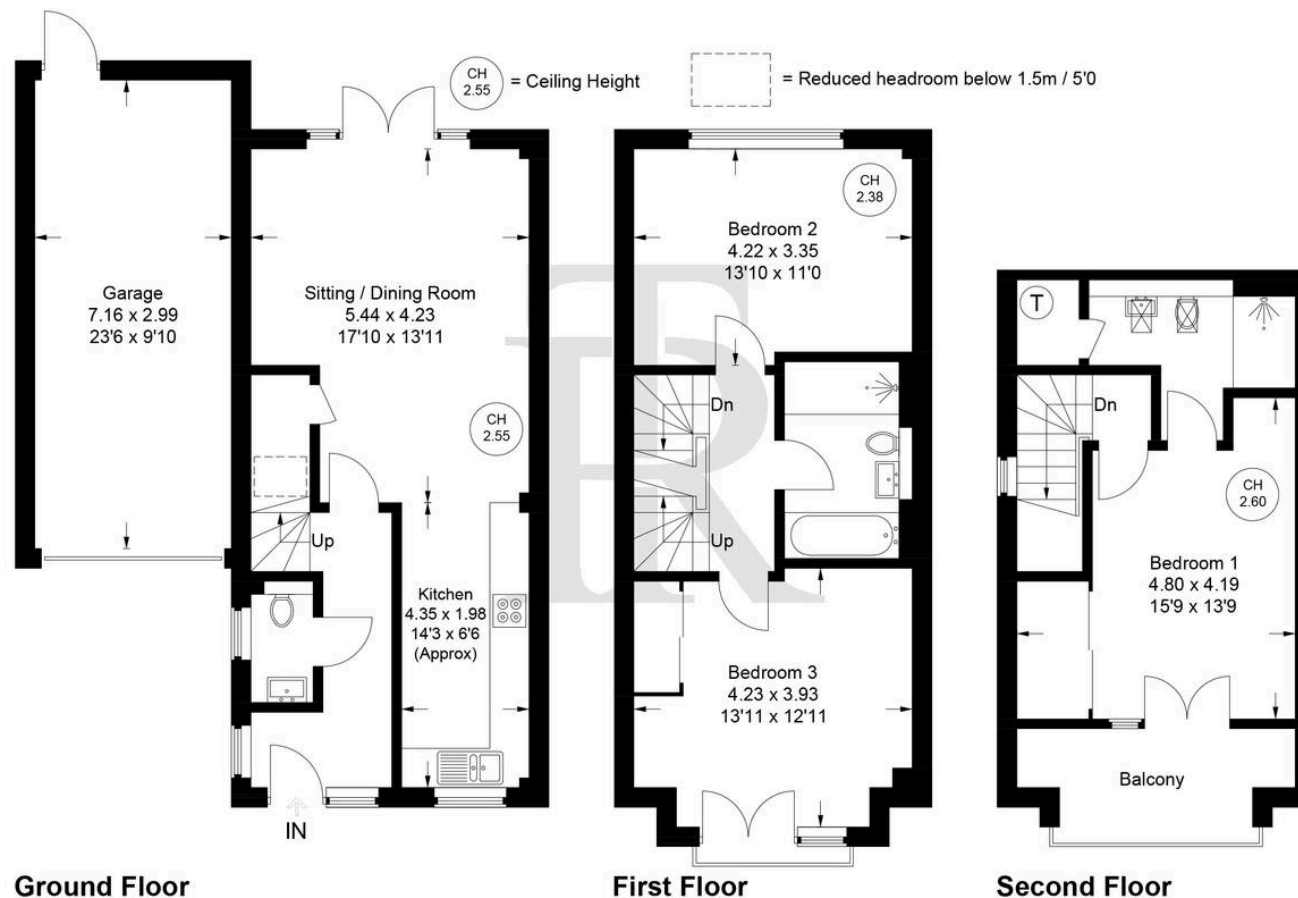
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## 12 Cheverton Avenue, HP27 9FL

Approximate Gross Internal Area

Ground Floor = 41.9 sq m / 451 sq ft

First Floor = 43.4 sq m / 467 sq ft

Second Floor = 28.5 sq m / 307 sq ft

Garage = 21.6 sq m / 232 sq ft

Total = 135.4 sq m / 1457 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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