



The Homestead New Road, Princes Risborough - HP27 0JN

Guide Price £475,000

 **TIM RUSS**
& Company



The Homestead New Road

Princes Risborough

- Entrance porch and hall
- Two double bedrooms, shower room
- Two reception rooms, conservatory
- Mature rear garden
- Garage and driveway
- Town centre location
- No chain
- 0.15 acre plot

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.



Presenting this well-maintained two-bedroom detached bungalow, ideally positioned in a sought-after town centre location and offered to the market with no onward chain.

Occupying a generous 0.15-acre plot, the property offers spacious and versatile accommodation with excellent scope for cosmetic updating and personalisation. An entrance porch leads into the central hallway, providing access to two well-proportioned double bedrooms, a modern walk-in bath, two reception rooms offering flexible living space, and a bright conservatory overlooking the garden. The well-appointed kitchen also provides ample storage and workspace.

A particular highlight is the generous rear garden, which enjoys a good degree of seclusion and has been beautifully maintained. Predominantly laid to lawn, it features well-stocked flower and shrub borders alongside a patio seating area, creating an attractive space for relaxing and entertaining.

Further benefits include double glazing, gas central heating, a single garage and a private driveway providing off-street parking for several vehicles. Conveniently located within easy reach of the town centre, local amenities and transport links, the property offers an excellent opportunity to modernise and create a home tailored to individual tastes.

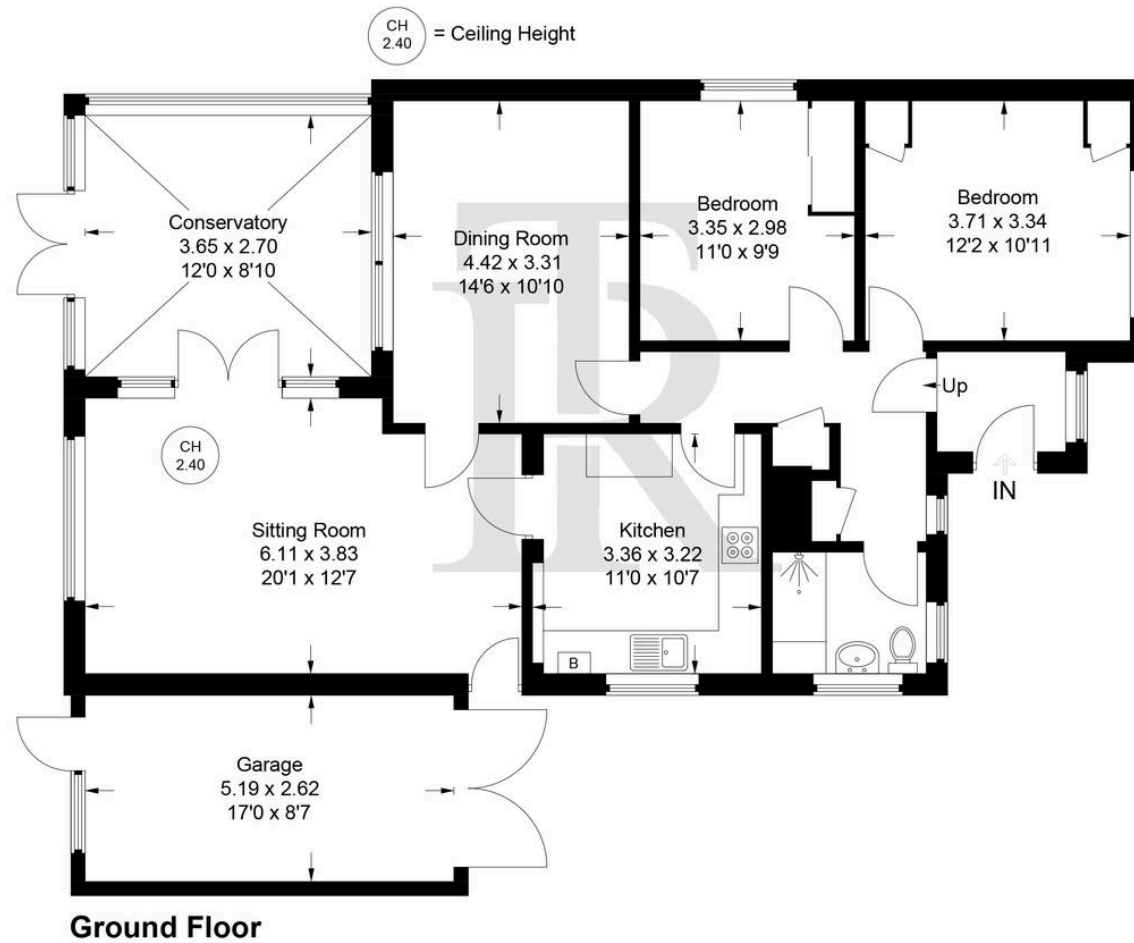
Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





The Homestead, HP27 0JN

Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 119.6 sq m / 1287 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/

By law we must verify every seller and buyer for anti-money laundering purposes.

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.