



The Crescent Princes Risborough Buckinghamshire HP27 0HT

Guide Price £489,500

This property is an attractive semi-detached family home offering comfortable living space, modern interiors, and a fantastic rear garden.

To the front, the cosy living room is enhanced by a feature fireplace and a bay window that allows an abundance of natural light to fill the space. The room has been stylishly panelled and finished in a tasteful powder blue, creating a warm and inviting atmosphere.

The heart of the home is the open-plan kitchen diner fitted with sleek worktops, vibrant deep blue units, a gas hob, and ample space for a dining table. This bright and airy room enjoys views over the large, secluded, south-east-facing rear garden and benefits from additional pantry storage.

Upstairs, the property offers three bedrooms. The main bedroom overlooks the rear garden and includes wardrobes, finished in a contemporary sage green. The second bedroom is a well-sized double overlooking the front elevation with further fitted wardrobes while the third bedroom is ideal for use as a nursery, home office, or single bedroom.

The family bathroom is well proportioned and fully tiled, featuring a shower over the bath and fitted storage units.

Externally, the vast rear garden is a standout feature, offering a patio area ideal for outdoor dining, surrounded by shrubs and borders, providing a high level of privacy. This space is ideal for those who enjoy green space and outdoor activities.

An outbuilding to the rear includes a WC, additional storage, and space for utility appliances such as a washing machine and dryer.

This property also benefits from a driveway and single garage providing off-street parking for multiple vehicles.





Princes Risborough

The charming market town of Princes Risborough boasts a range of local amenities, including a post office, leisure centre, and various shops such as Tesco, Marks & Spencer Simply Food, and Costa Coffee. For more extensive shopping and leisure options, High Wycombe, Aylesbury, and Oxford are all within easy reach. There are excellent local schools, including both private and state options, as well as grammar schools in nearby High Wycombe and Aylesbury.

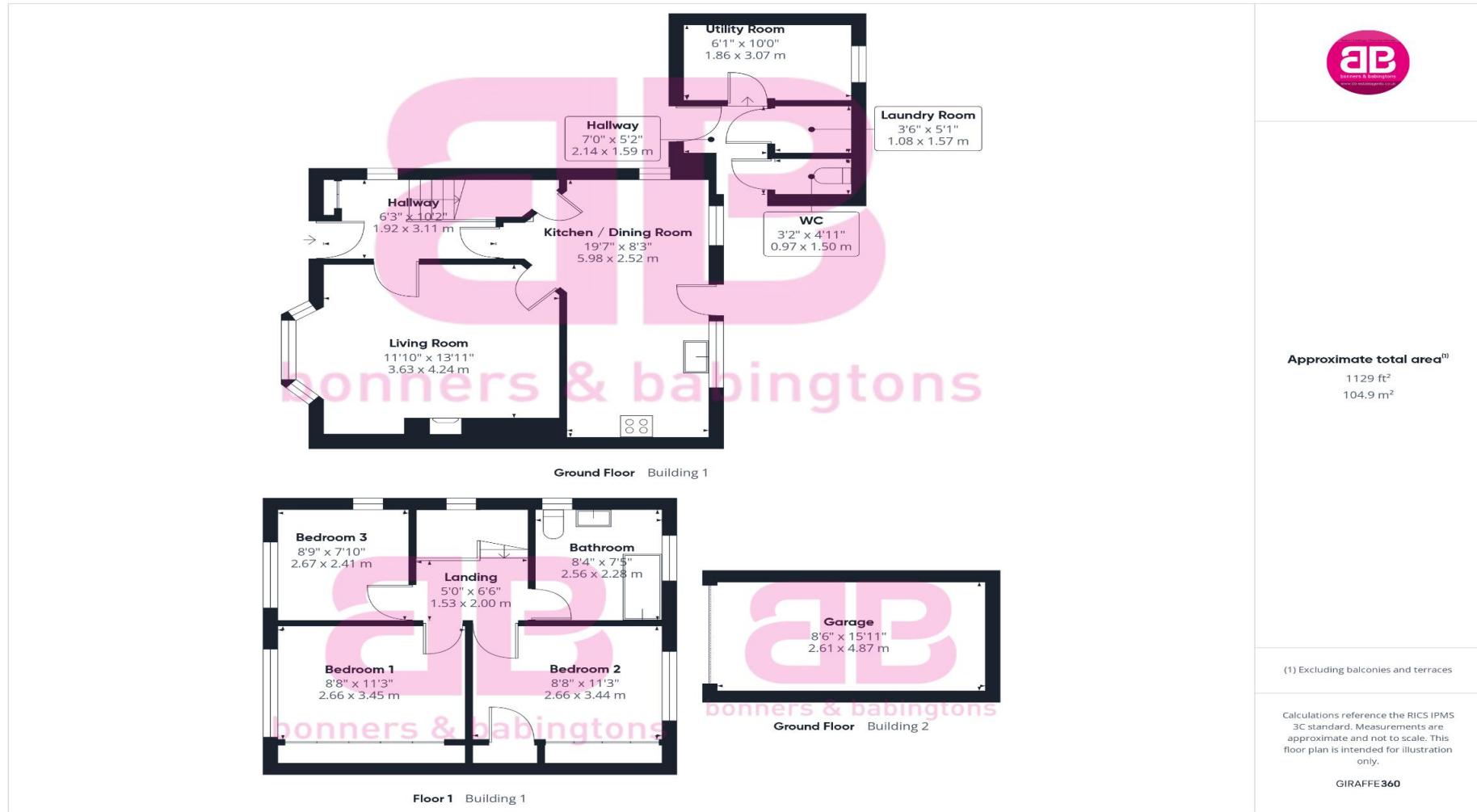
The property is conveniently located just 6 miles from Junction 6 of the M40 motorway, providing quick access to London and the Midlands. Princes Risborough station offers a direct mainline rail service to London Marylebone in just 35 minutes.

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	Very environmentally friendly - lower CO ₂ emissions (B2 plus)	A
(B1-B1)	B	(B2-B3)	B
(B0-B0)	C	(B3-B4)	C
(D2-D4)	D	(D2-D4)	D
(D3-D4)	E	(D5-D6)	E
(D1-D2)	F	(D7-D8)	F
(D0-D1)	G	(D9-D10)	G
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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