



The Homestead New Road, Princes Risborough - HP27 0JN

Guide Price £500,000

 **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 to suit individual tastes. An entrance porch leads into the central hallway, providing access to all principal rooms. There are 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 provides ample storage and workspace for everyday living. While the bungalow has been well cared for, it offers an exciting opportunity for a purchaser to modernise and add value, creating a home tailored to their own style. A particular highlight of the property is the generous rear garden, which enjoys a good degree of seclusion and has been beautifully maintained. Predominantly laid to lawn, it features an abundance of well-stocked flower and shrub borders, together with a patio seating area, creating an attractive and private space for relaxing, entertaining, or keen gardeners to enjoy. 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 shops, amenities, and transport links, this property is ideal for those looking to downsize, invest, or purchase a home with excellent potential in a desirable location. Early viewing is highly recommended.

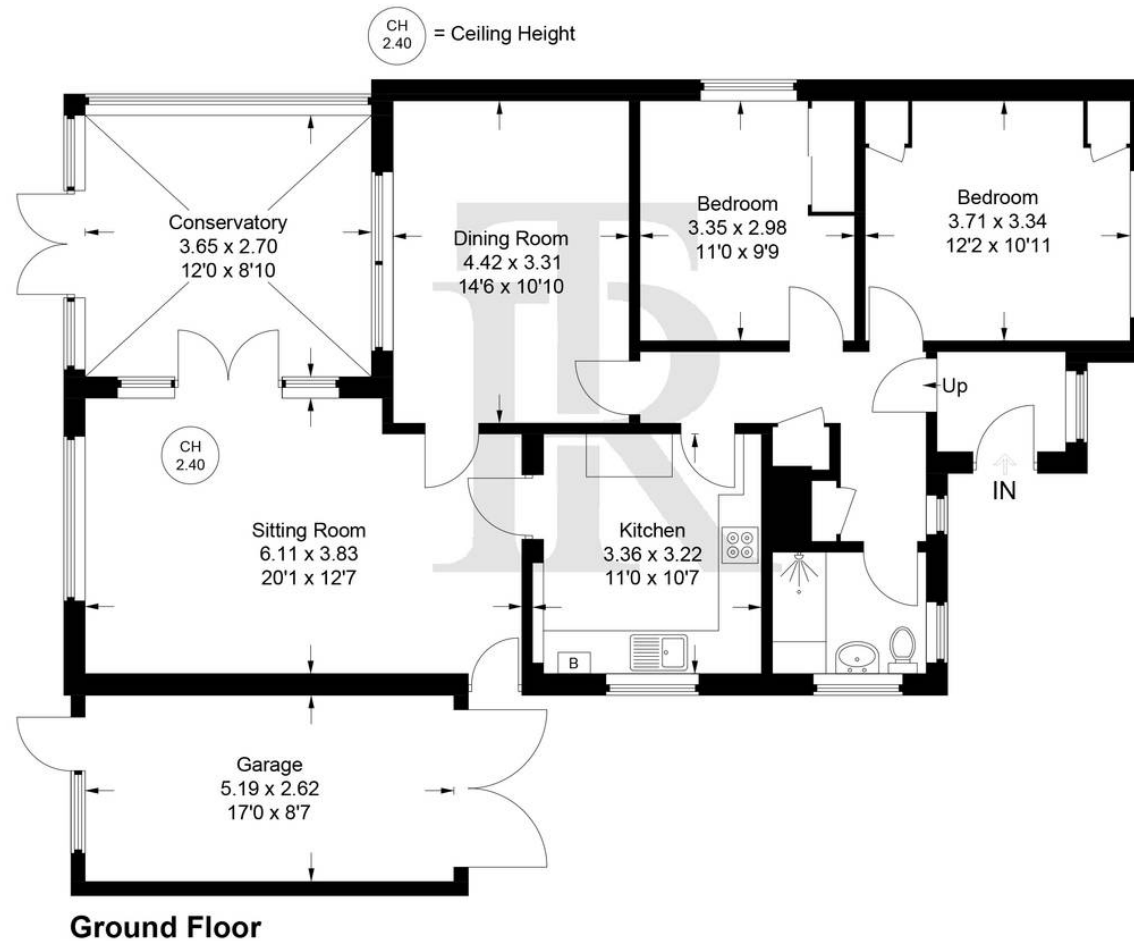
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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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

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