



23 Salisbury Close, Princes Risborough - HP27 0JF

In Excess of £475,000

 **TIM RUSS**
& Company



- Three-bedroom semi-detached home
- Envious end-of-cul-de-sac position
- Open-plan triple-aspect kitchen/dining/sitting room
- Modern four-piece family bathroom
- Enclosed rear garden with raised decked terrace
- Detached garage, driveway and additional parking
- Within walking distance of open fields, the Ridgeway Path and town centre
- uPVC double glazing, gas central heating and fibre broadband

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.



A well-presented three-bedroom semi-detached family home, perfectly situated between the town centre and the tranquil Chiltern Hills, Ideal for those looking to enjoy peaceful village life, within an easy commute to London.

The property is presented in light and neutral décor and benefits from wood-effect flooring and LED recessed lighting to the ground floor, uPVC double glazing, gas central heating, fibre broadband, and power supplied to the garage and garden.

The accommodation comprises an entrance hall leading into an impressive open-plan, triple-aspect kitchen/dining/sitting room. This bright and versatile living space features a bay-fronted elevation, some integrated appliances and patio doors opening directly onto the rear garden.

Upstairs, there are three bedrooms, an airing cupboard and a contemporary four-piece family bathroom.

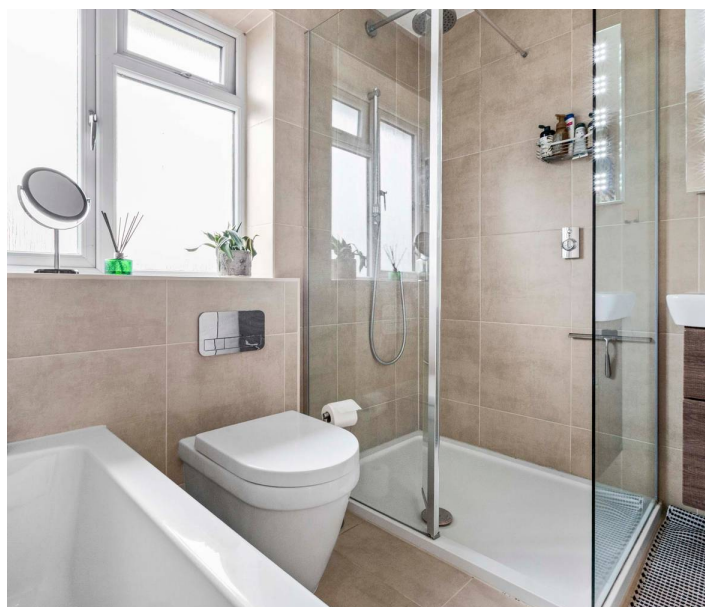
Externally, the front of the property features an area of lawn alongside a private driveway providing access to an detached garage. Gated side access leads to the enclosed rear garden, which includes a paved patio, lawned area and raised decked terrace with power supply, together with a garden shed.

Council Tax band: D

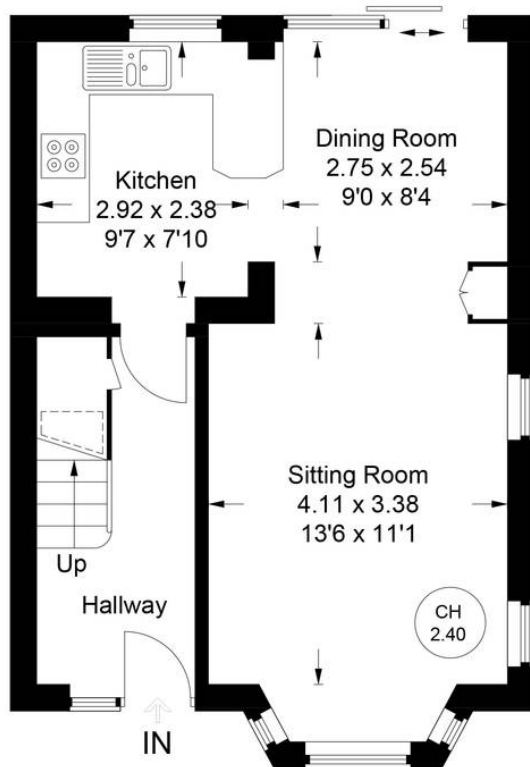
Tenure: Freehold

EPC Energy Efficiency Rating: D

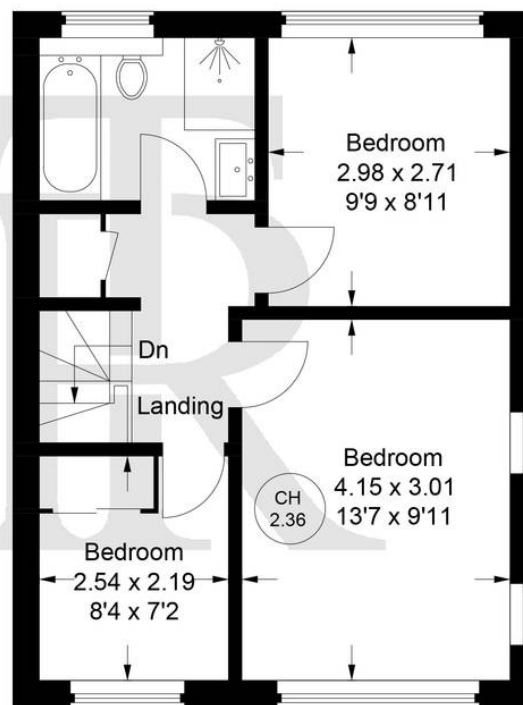
EPC Environmental Impact Rating: D



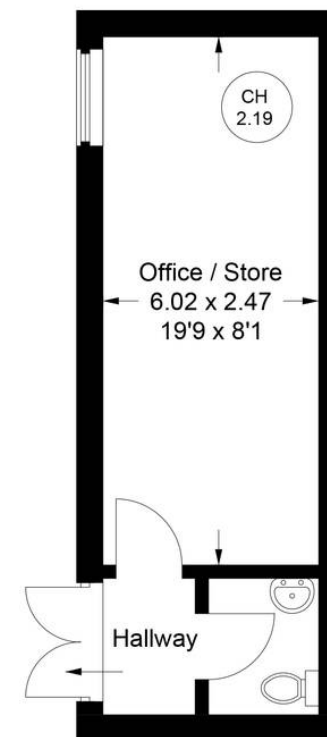
CH 2.40 = Ceiling Height
 [Dashed Box] = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)

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Approximate Gross Internal Area
 Ground Floor = 40.8 sq m / 439 sq ft
 First Floor = 39.0 sq m / 420 sq ft
 Outbuilding = 19.1 sq m / 205 sq ft
 Total = 98.9 sq m / 1064 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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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.