

Summerleys Road, Princes Risborough

In Excess of £685,000

TIM RUSS & Company







- Rare mixed-use semi-detached property in prime Princes Risborough location
- Flexible layout with established commercial frontage and residential upper floors
- Strong potential for full residential conversion (subject to planning consent)
- Excellent opportunity for income generation or live/work occupation
- Prime central position within walking distance of town centre amenities
- Short stroll to Princes Risborough railway station – ideal for commuters
- Four spacious double bedrooms plus additional study/home office
- Highly adaptable internal layout suitable for multiple investment strategies
- Substantial private rear garden with clear enhancement potential
- Off-street parking for multiple vehicles plus car port in a sought-after location

Currently arranged as a mixed-use asset, the property provides ground floor commercial space with generous residential accommodation above, making it ideally suited to investors, owner-occupiers, or those seeking a live/work setup. It also offers clear scope for reconfiguration, including the potential to convert the entire building back into a single residential dwelling or to optimise its existing layout for income-producing use (subject to the necessary consents).

The ground floor currently comprises a well-balanced mix of kitchen, dining, living, utility space and WC, alongside rooms previously and currently used for business purposes, allowing for a clear separation between commercial and residential functions.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, a further study, and an additional reception room, providing excellent flexibility for family living, home working, or conversion into alternative layouts. The principal bedroom also benefits from an en-suite, supported by further bathroom facilities.

Externally, the home enjoys a substantial private rear garden offering significant potential for enhancement, alongside off-road parking and a car port with space for multiple vehicles—an invaluable feature in such a central location.









2 Summerleys Road, HP27 9DT

Approximate Gross Internal Area
Ground Floor = 78.6 sq m / 846 sq ft (Including Salon)
First Floor = 85.7 sq m / 922 sq ft
Outbuilding / Massage Room = 37.5 sq m / 404 sq ft
Total = 201.8 sq m / 2172 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
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