



## Property Features

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- Attractive four-bedroom link-detached house
- Set in a quiet cul-de-sac
- Within Walking Distance of Town Centre
- No Upper Chain
- Principal bedroom with en suite
- Bright living room leading to dining room
- Versatile study/playroom
- Convenient downstairs WC
- Garage & driveway parking
- EPC 77C / Council Tax Band F

## Full Description

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Set within a peaceful cul-de-sac and just a short walk from Princes Risborough town centre, this attractive four-bedroom link-detached home offers an ideal blend of modern comfort, practical living spaces, and a highly convenient location within walking distance of the town centre. With no upper chain, the property is ready for a smooth and stress-free purchase.

The welcoming entrance hall leads to a versatile study/playroom, perfect for remote working, hobbies, or for storing children's toys. The living room is a bright and inviting space, enjoying abundant natural light through its rear aspect. A door opens directly onto the garden, providing an easy indoor-outdoor flow for family life and entertaining. An elegant archway connects the living room to the dining room, creating a sociable open feel while retaining clearly defined areas. A downstairs WC completes the ground-floor accommodation.

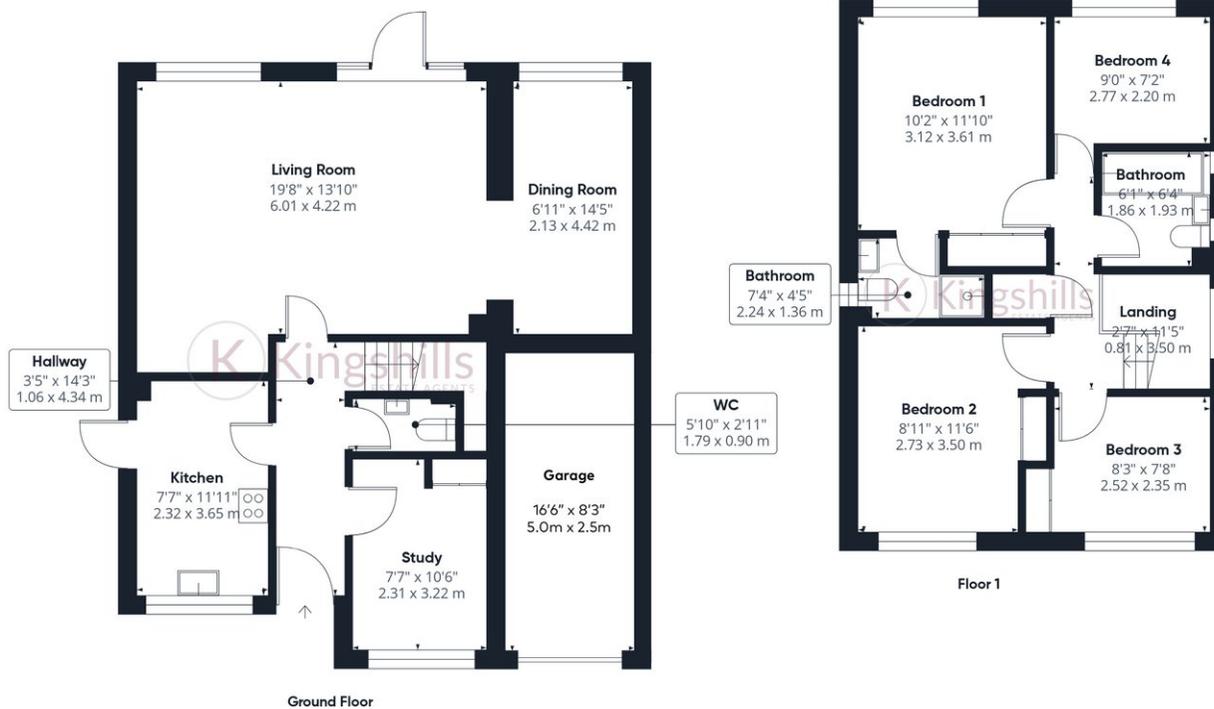
Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a family bathroom. Three of the bedrooms feature fitted wardrobes, offering excellent storage solutions.

Externally, the home enjoys a pleasant lawned front garden, a private driveway, and a garage providing additional parking or storage. The rear garden is mainly laid to lawn, ideal for families and outdoor enjoyment, and includes a garden shed and greenhouse.

Altogether, this is a spacious and well-presented family home in a highly sought-after location, offering comfort, convenience, and a delightful setting close to all amenities.







Approximate total area<sup>(1)</sup>  
1405 ft<sup>2</sup>  
131 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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