



Wycombe Road, Princes Risborough - HP27 0EY

Guide Price £1,100,000

 **TIM RUSS**
& Company



Wycombe Road

Princes Risborough, Princes Risborough

- BRAND NEW FOUR DOUBLE BEDROOM DETACHED
- CLOSE TO TOWN AND MAINLINE STATION
- EXQUISITE FINISH AND DETAIL
- OUTSTANDING HANDMADE KITCHEN
- LARGE FAMILY ROOM/KITCHEN AT REAR
- SITTING ROOM
- STUDY
- CLOAKROOM & UTILITY ROOM
- TWO EN SUITES & FAMILY BATHROOM
- DRIVEWAY, GARAGE & GARDEN



53a Wycombe Road

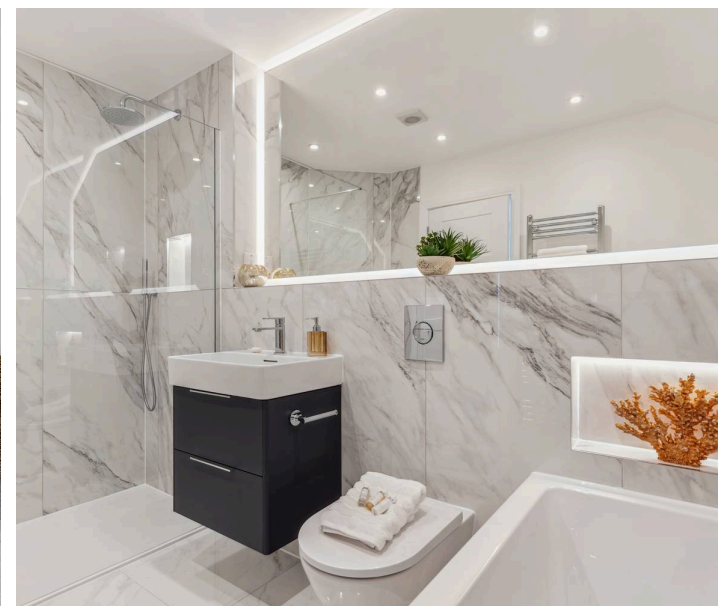
Princes Risborough, Princes Risborough


Brand new 4-bed detached family home near town and station. Thoughtful design, impressive kitchen/family room, quality build, bespoke furniture, A-rated energy. Driveway, garage, underfloor heating, triple glazed windows, warranty.

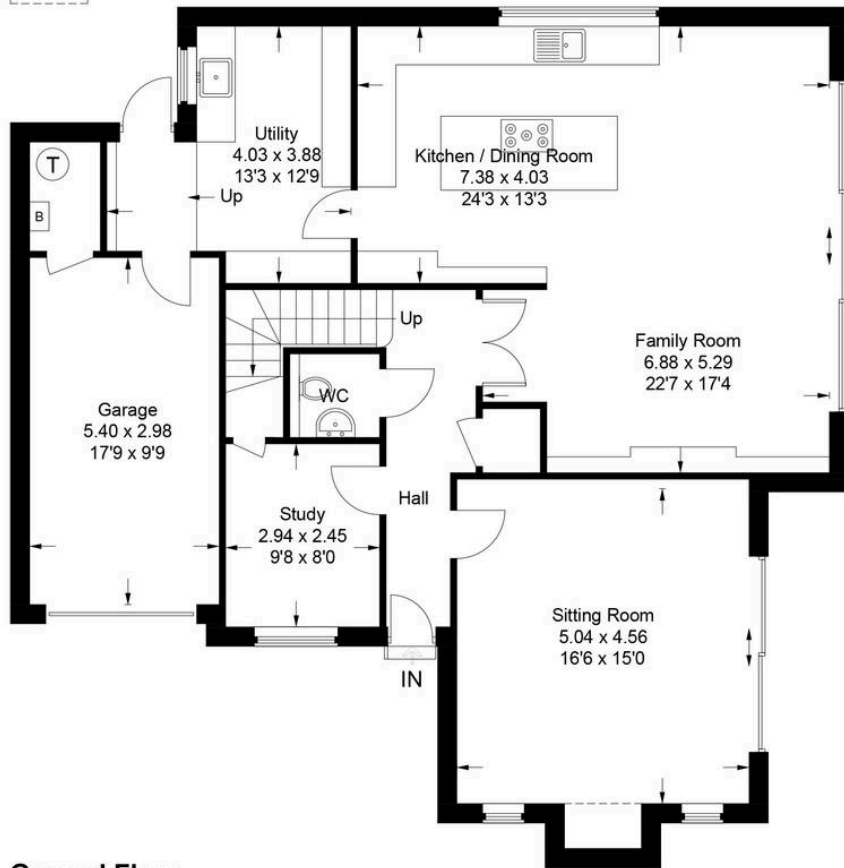
An exquisite brand new four bedroom detached family home conveniently positioned for the town and mainline station. With attention paid to every detail this thoughtfully designed and remarkable home boasts light and spacious accommodation with a hugely impressive kitchen/family room at the rear. The craftsmanship shines through, from the quality build to the expertly crafted bespoke furniture and a reassuring A rated energy performance rating.

In brief the accommodation comprises entrance hall, study, cloakroom, sitting room with wood burner and sliding doors to the garden. The kitchen/family room fully embraces the wow factor with a bespoke media wall and hand made kitchen with Quartz work surfaces, Bora induction hob with built in extractor, two built in ovens, steam oven, microwave oven and dishwasher, all Siemens. There are large sliding doors to the garden flooding this space in natural light. The utility room is accessed from the kitchen and is of the same high standard. This leads onto the boot room with access to the courtesy door to the garage. To the first floor can be found the luxury family bathroom with Duravit fittings, bedrooms one and two both benefit from stylish en-suites and full length windows, there are two further double bedrooms.

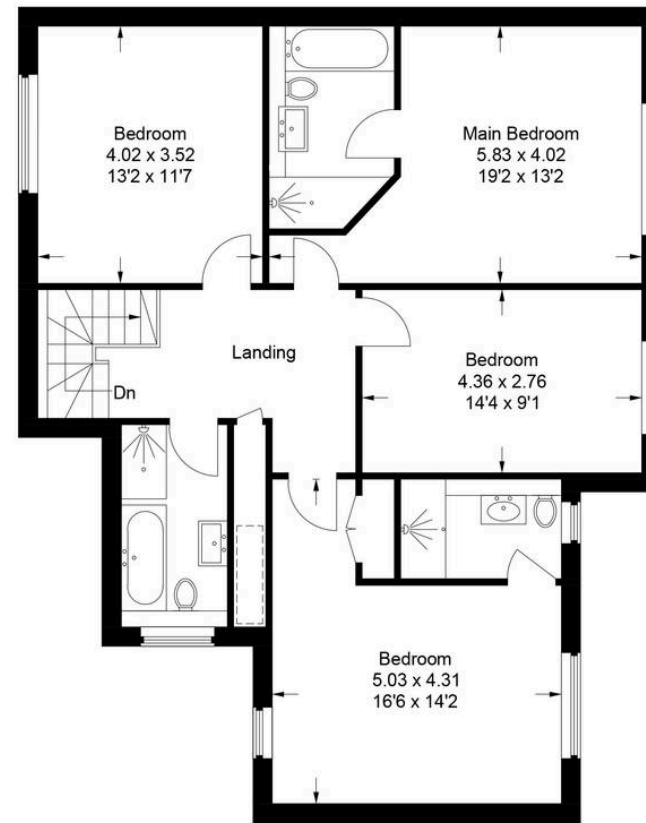
There is driveway parking for several vehicles, electric car charger, garage with electric door. The rear gardens features a large porcelain patio, mature trees and lawn,



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 122.5 sq m / 1,318 sq ft (Including Garage)
First Floor = 93.0 sq m / 1,001 sq ft
Total = 215.5 sq m / 2,319 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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