



Hillview Aylesbury Road, Princes Risborough - HP27 0JW

Offers Over £600,000

**TR** TIM RUSS  
& Company



- Three/Four Bedroom Detached House
- Short Walk To Town and Station
- Stylishly Presented
- Recently Fitted Ground Floor Shower Room
- Large Kitchen
- Double Aspect Living Room
- Double Garage
- Large Garden
- Scope to Extend (STP)

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, and nearby road links connect easily to the M40 and surrounding towns. It's a sought-after location for those seeking a balance of rural beauty and modern convenience.



Stylish period detached home on a generous plot, just steps from High Street & station. High ceilings, woodburners, large garden, double garage & scope to extend (STP). Spacious & full of character.

Set on a generous plot just a short stroll from the High Street and station and overlooking playing fields, this stylish period detached home combines timeless character with spacious accommodation. High ceilings, wood burners and charming features flow throughout, creating a light, airy feel whilst the large garden and double garage make this a truly complete family home. Additionally there is scope to extend further (STP).

Inside, you'll find a large lounge/diner with a bay window at both ends, the family room/bedroom four benefits from a recently fitted shower room, whilst the kitchen/breakfast room is a great size. To the first floor can be found three double bedrooms and a sleek refitted bathroom with freestanding bath and separate shower.

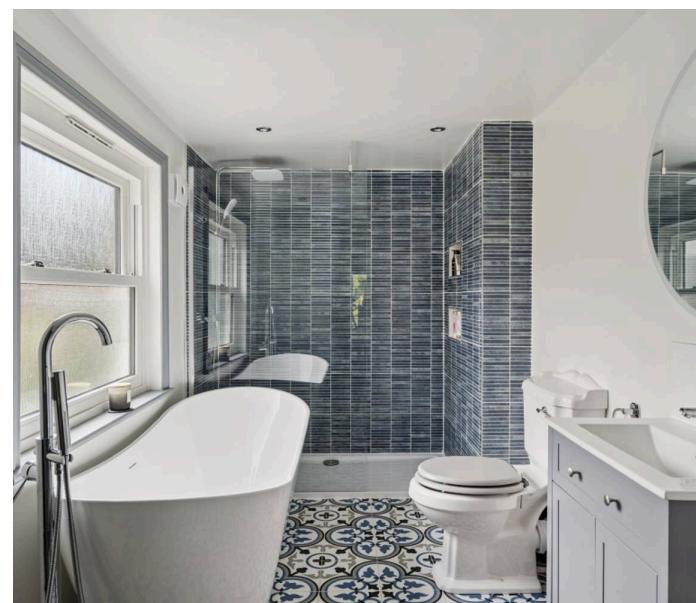
The large garden offers plenty of space at the rear while a driveway and double garage provide ample parking and storage.

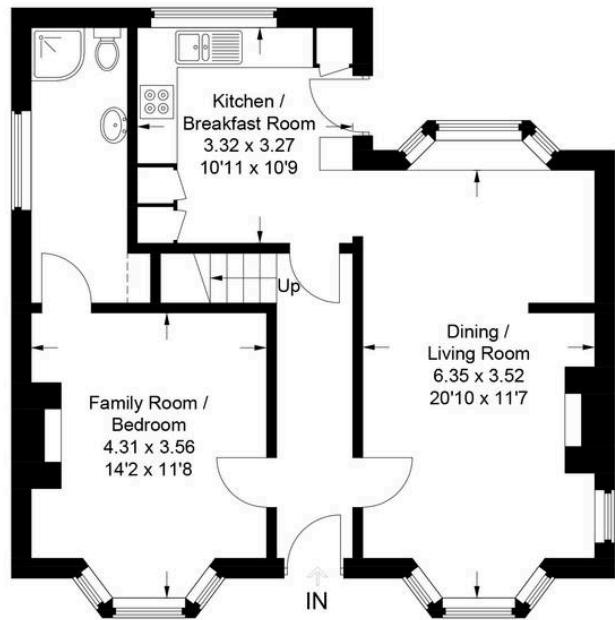
Council Tax band: F

Tenure: Freehold

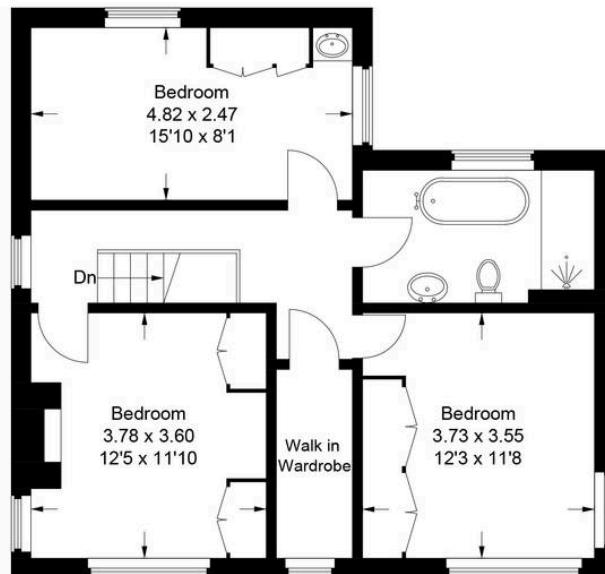
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



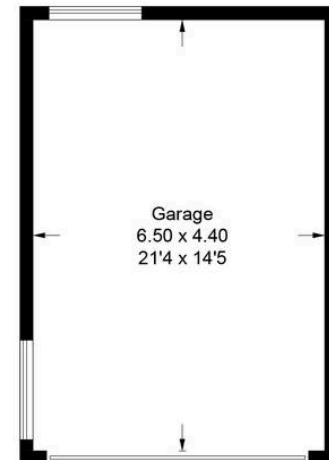


**Ground Floor**



**First Floor**

[Dashed Line] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
 Ground Floor = 62.3 sq m / 670 sq ft  
 First Floor = 60.1 sq m / 647 sq ft  
 Garage = 28.6 sq m / 308 sq ft  
 Total = 151 sq m / 1,625 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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## 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 £60 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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