



30 St. Teresas Close, Princes Risborough - HP27 0JH

Guide Price £850,000

 **TIM RUSS**
& Company



- Extended and remodelled detached home
- Three/four bedrooms across both floors
- Study/bedroom
- Bathroom and ensuite shower room
- Dual aspect sitting room
- Open plan kitchen/dining room, utility room
- Private road in the town centre
- Double garage and driveway
- 0.22 acre plot

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.



This extended and remodelled detached home offers versatile and spacious accommodation with three/four double bedrooms, an enclosed garden, and a double garage with driveway parking. Ideally situated towards the end of a private road in the town centre, the property combines privacy with convenient access to local amenities. The current owners have thoughtfully extended and updated the property to create an impressive open-plan kitchen/dining room featuring a central island and a separate utility room. The ground floor also includes a dual-aspect sitting room and a versatile reception room which could serve as a home office, playroom, or an additional bedroom, with the adjacent cloakroom offering potential for an ensuite conversion.

Originally designed with four bedrooms, the first floor has been reconfigured to create a generous principal suite. Bedroom four has been transformed into a dressing room, complementing the spacious principal bedroom and ensuite shower room. Should a future owner prefer, this arrangement could be easily adapted to reinstate four separate first-floor bedrooms, as the layout lends itself well to re-creation of the original configuration. Two further double bedrooms and a family bathroom complete the first floor.

Outside, the property benefits from a private driveway leading to a double garage. The enclosed rear garden features a lawn, patio area, and mature trees and hedging, providing an attractive and private outdoor space for relaxation and entertaining.

Perfect for families or those wishing to downsize while remaining within easy walking distance of the high street and local amenities, this property offers both comfort and convenience in an enviable town centre location.

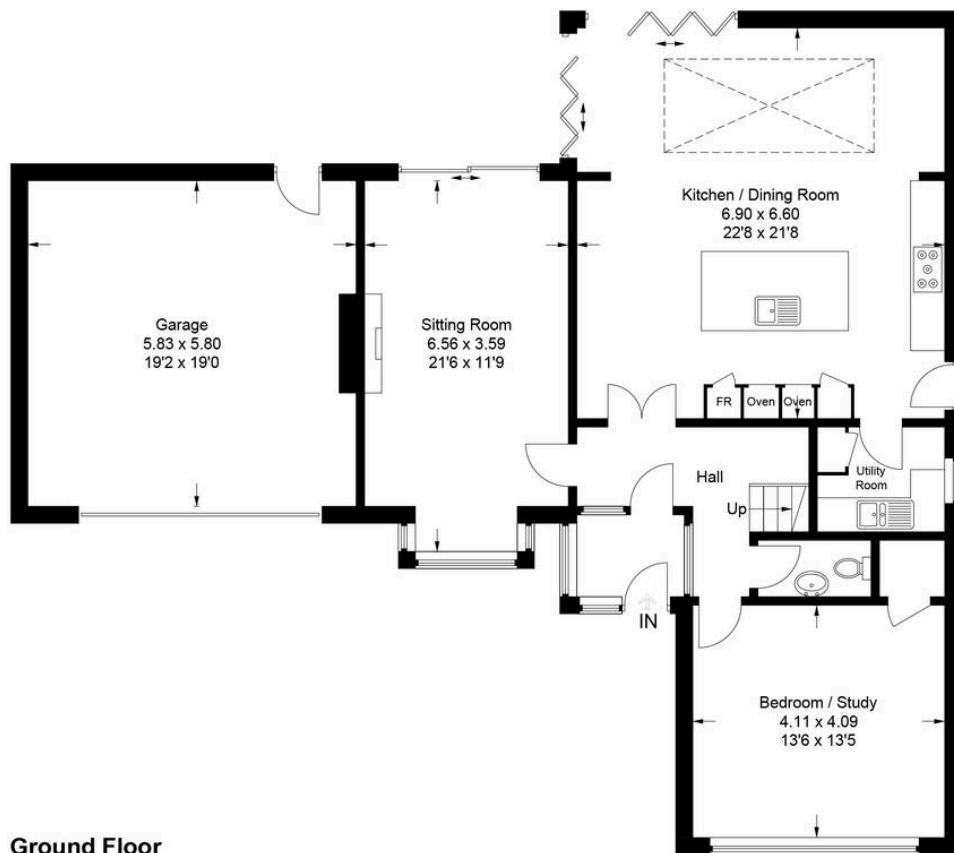
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



First Floor

30 St. Teresas Close

Approximate Gross Internal Area
 Ground Floor = 108.7 sq m / 1,170 sq ft
 First Floor = 78.9 sq m / 849 sq ft
 Garage = 33.5 sq m / 360 sq ft
 Total = 221.1 sq m / 2,379 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

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

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