



Jasmine Crescent

Princes Risborough

Jasmine Crescent, Princes Risborough, Buckinghamshire, HP27 0AB

OIEO: £400,000

Nestled within a peaceful and inviting neighbourhood, well-known with local residents, is this three-bedroom, semi-detached property. The High Street is only a short walk away where you will find plenty of boutique shops, local cafes, and your day-to-day food halls. This property boasts a pleasant rear garden which is mainly laid-to-lawn with lush grass, an outdoor power supply, and a small shed. The garden also benefits from a patio area that is perfect for hosting BBQs or enjoying alfresco dining on those warm summer evenings. Outdoor activities can also be enjoyed.

This lovely home is sold with a garage, providing secure parking and/or storage space over two levels. There is also designated off-street parking, directly in front of the garage.

Upon entering, you'll find a spacious and inviting lounge, providing a warm and welcoming atmosphere for relaxing and entertaining. Large windows allow natural light to flood the room, creating an airy and cheerful ambiance. Following through into the kitchen, this room is modern and well-appointed, offering plenty of convenient space for cooking meals and dining with family or friends. The dining area has room for a table, allowing for cozy family dinners or more formal gatherings.

The property is spread across three floors. The first floor hosts two bedrooms, a family bathroom, and a study area that is currently being used as a home office space by the owner. The second floor is home to the master bedroom with a private ensuite shower room and eave storage. Both bathrooms benefit from contemporary fixtures and create a practical living experience.

This fantastic property is a delightful family home situated in a beautiful and welcoming community, perfect for those looking to enjoy the charms of village life while being within easy reach of essential amenities.





Princes Risborough

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury. There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



EPC RATING – C

COUNCIL TAX BAND - D

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Lower energy efficient - lower running costs | | | |
| (10-15) | A | | 85 |
| (16-20) | B | | |
| (21-25) | C | | |
| (26-30) | D | | |
| (31-35) | E | | |
| (36-40) | F | | |
| (41-45) | G | | |
| Higher energy efficient - higher running costs | | | |
| | | 71 | |
| England & Wales | | EU Directive 2002/91/EC | |



Approximate total area¹⁾

1088.6 ft²
101.13 m²

Reduced headroom

69.54 ft²
6.46 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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