



JNP

Abbotswood, Speen, Princes Risborough, HP27 0SR

OIEO £800,000 *Freehold*

# A Four Bedroom Home In Sought After Location

- Four Bedroom Detached House
- No Upward Chain
- Backing Onto Protected Woodland
- Double Garage
- Three Reception Rooms
- Scope To Extend (STPP)
- Approximately 0.32 Acre Plot
- Oil Fired Central Heating
- Grammar School Catchment
- Split Level Accommodation
- Sought-After Village Location
- EPC EER: F



An elegant four bedroom detached home configured over four half floors, positioned in a cul-de-sac within this prestigious development, backing onto protected woodland that provides an idyllic and stunning setting.

The property sits on a plot of approximately 0.32 acres and is offered for sale with no upward chain and benefits from downstairs cloakroom, separate utility, three reception rooms and a family bathroom as well as an ensuite shower room and a double garage. There is plenty of scope to extend (stpp) and modernise, while

offering someone a fantastic opportunity to set down roots within this highly desirable village.

The rear garden offers total seclusion and privacy and is a real stand out feature with its Sylvan backdrop, which is in shared ownership with neighbours.

EPC EER: F  
Council Tax Band: D

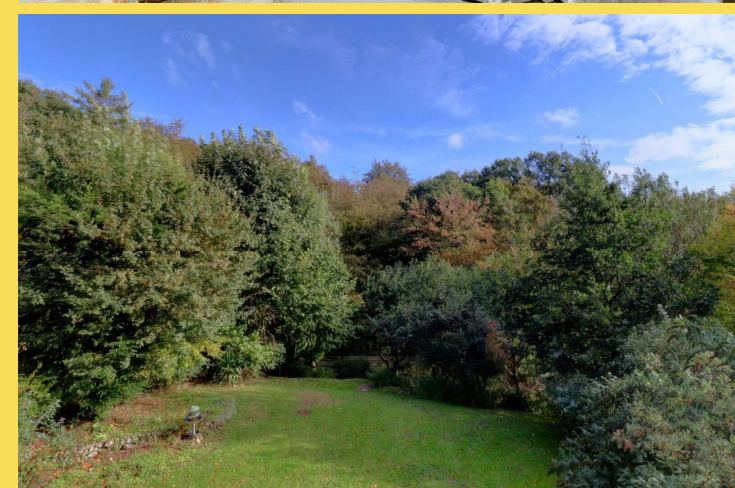
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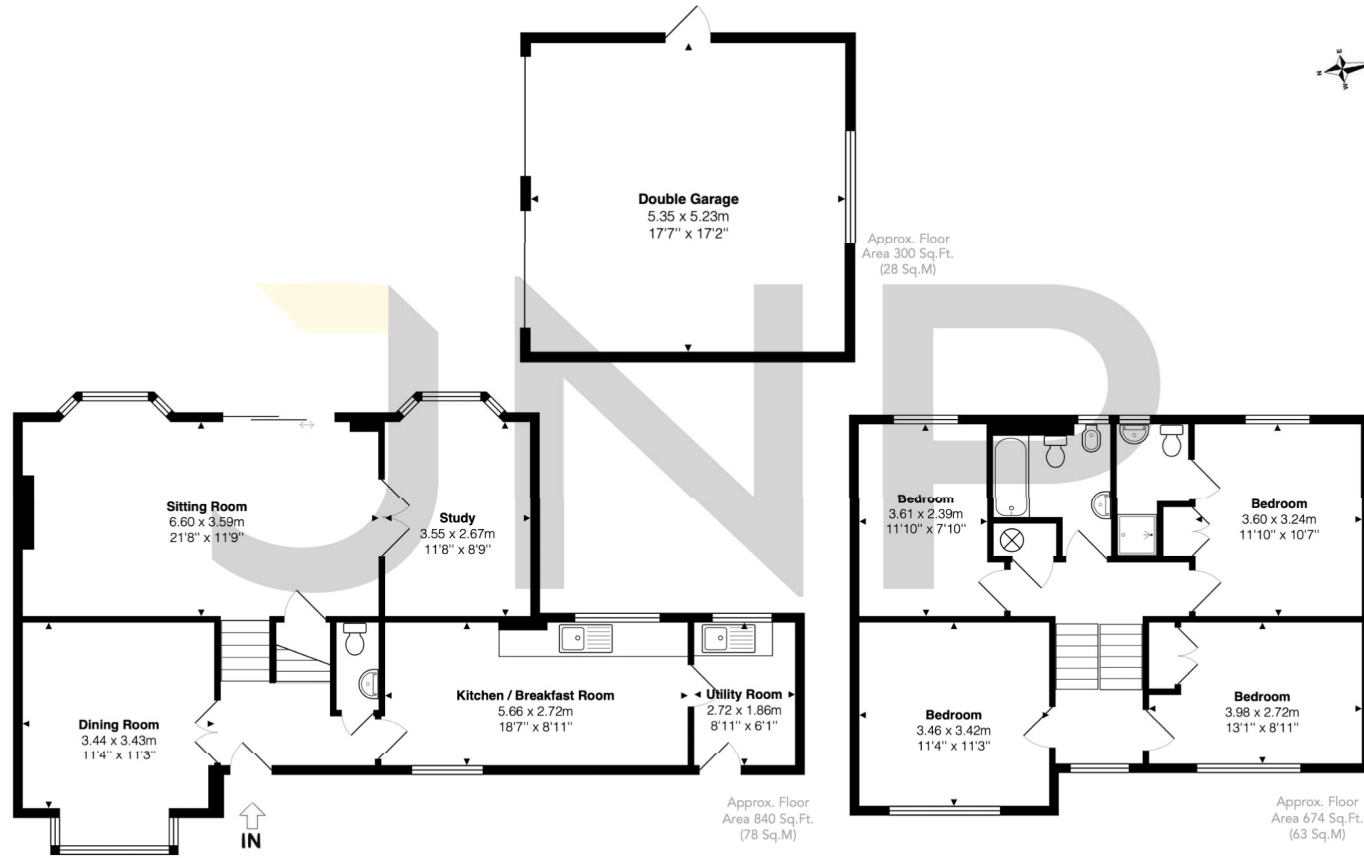
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The approximate total area for the elements of the property represented on the floorplan is 169 SqM (1813 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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