



**JNP**

**Trefloyne, Westfields, Whiteleaf, HP27 0LH**

**£875,000** *Freehold*

# A Flexible Family Home With Three Receptions & Double Garage

- Four Bedroom Detached House
- Three Reception Rooms
- Separate Utility Room
- Downstairs Shower Room
- Modern Family Bathroom
- Highly Sought-After Location
- Double Garage
- No Upward Chain
- Grammar School Catchment
- Numerous Countryside Walks
- EPC: To be confirmed



Presenting this exquisite 4-bedroom detached house with no upward chain, boasting a stunning backdrop of Whiteleaf Cross. Situated in a serene neighbourhood, this property offers an abundance of walks right on your doorstep. The versatile living space includes numerous receptions, ideal for both relaxation and entertaining.

Step inside to discover a traditional kitchen with Rayburn, spacious bedrooms, and a beautifully secluded garden perfect for outdoor gatherings. With ample parking and a double garage with inspection pit, convenience is key. Located in a sought-after area, enjoy the perfect balance of tranquillity and accessibility, with local amenities, schools, and

transport links close by. Don't miss the chance to own this dream home.

The rural Hamlet of Whiteleaf is located on the outskirts of Princes Risborough. A popular and thriving small market town located at the foot of the Chiltern Hills. The town centre retains a good number of shops to include a Tesco Superstore and a Marks & Spencer Food Hall. There are leisure facilities at Risborough Springs along with both private and public schools. The town is very well served with the local train line that provides a rapid and frequent service to London (Marylebone), Aylesbury and Oxford.

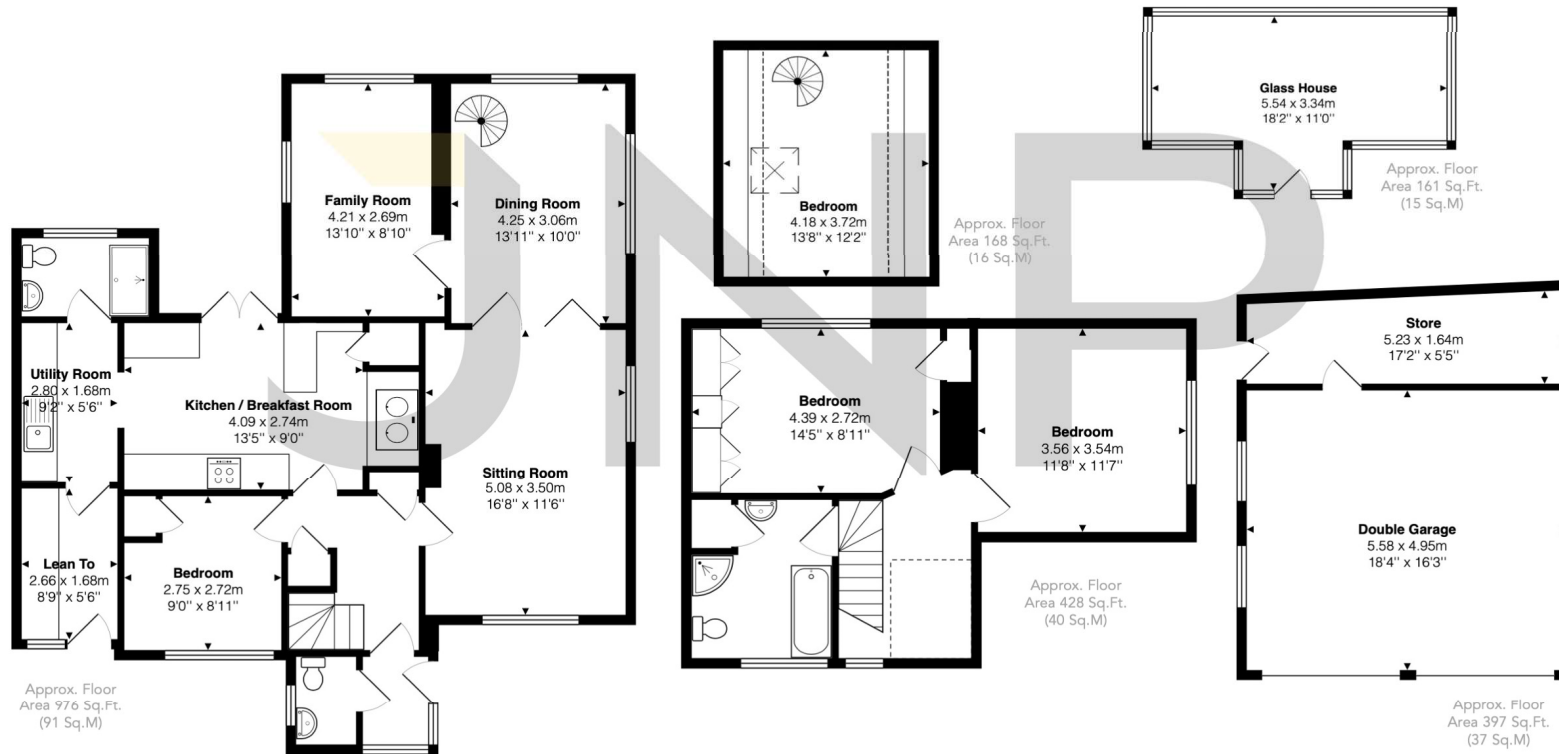
#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

#### Agents Note

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The approximate total area for the elements of the property represented on the floorplan is 198 SqM (2130 Sq.Ft)

Westfields, Whiteleaf, Princes Risborough, Buckinghamshire, HP27 0LH

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.

Princes Risborough (JNP)  
01844 345666  
riz@jnp.co.uk

1 Market Square  
Princes Risborough, Buckinghamshire, HP27  
0AP

@JNPestateagents @jnpestateagents

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