



3 Westmead, Princes Risborough
Princes Risborough

Brions

Guide Price **£550,000**



3 Westmead

Princes Risborough, Princes Risborough

Summary

A well-presented and thoughtfully extended four-bedroom semi-detached family home, ideally located within easy walking distance of Princes Risborough town centre and the mainline railway station. The property offers flexible accommodation, generous living space, driveway parking, and a large south-westerly facing rear garden with potential to extend, subject to planning. An internal viewing is strongly recommended.

- Extended four-bedroom semi-detached home
- Self-contained annex with separate entrance
- Open-plan living and dining space
- Driveway parking for two vehicles
- South-westerly facing rear garden
- Walking distance to town centre and station

3 Westmead

Princes Risborough, Princes Risborough

Accommodation

This well-presented family home offers bright, flexible living space suited to modern family life or home working.

The ground floor comprises an entrance hallway, a modern fitted kitchen and a generous open-plan living and dining room with a feature fireplace, flowing into a substantial rear extension arranged as a family room.

Flooded with natural light from roof Velux windows and French doors opening onto the garden, this space forms the heart of the home and is ideal for everyday living and entertaining.



Kitchen & Family Room

The kitchen is fitted with modern units providing ample storage and worktop space.

The rear extension creates a bright family room overlooking the garden, offering excellent flexibility and a natural flow throughout the ground floor.





Bedrooms & Annex

To the first floor are two double bedrooms, a further single bedroom, and a well-appointed family bathroom.

The former garage has been converted into a self-contained annex with its own separate entrance, incorporating a bedroom and wet room. This versatile space is ideal for a dependent relative, visiting guests, or home office use.

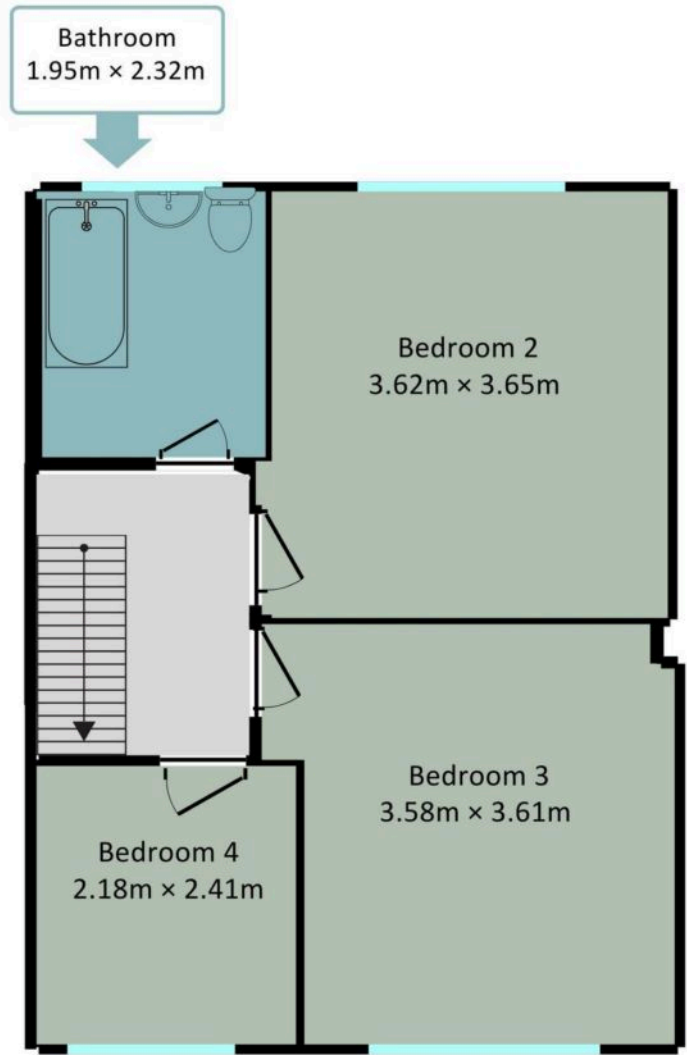
Outside

The property enjoys a generous south-westerly facing rear garden with potential to extend further, subject to planning. A paved patio provides an excellent area for outdoor dining, with the remainder of the garden offering ample space for families.



To the front, a brick-paved driveway provides off-street parking for two vehicles, with additional on-street parking available. The property also benefits from UPVC double glazing and mains gas central heating.





Bathroom
1.95m x 2.32m

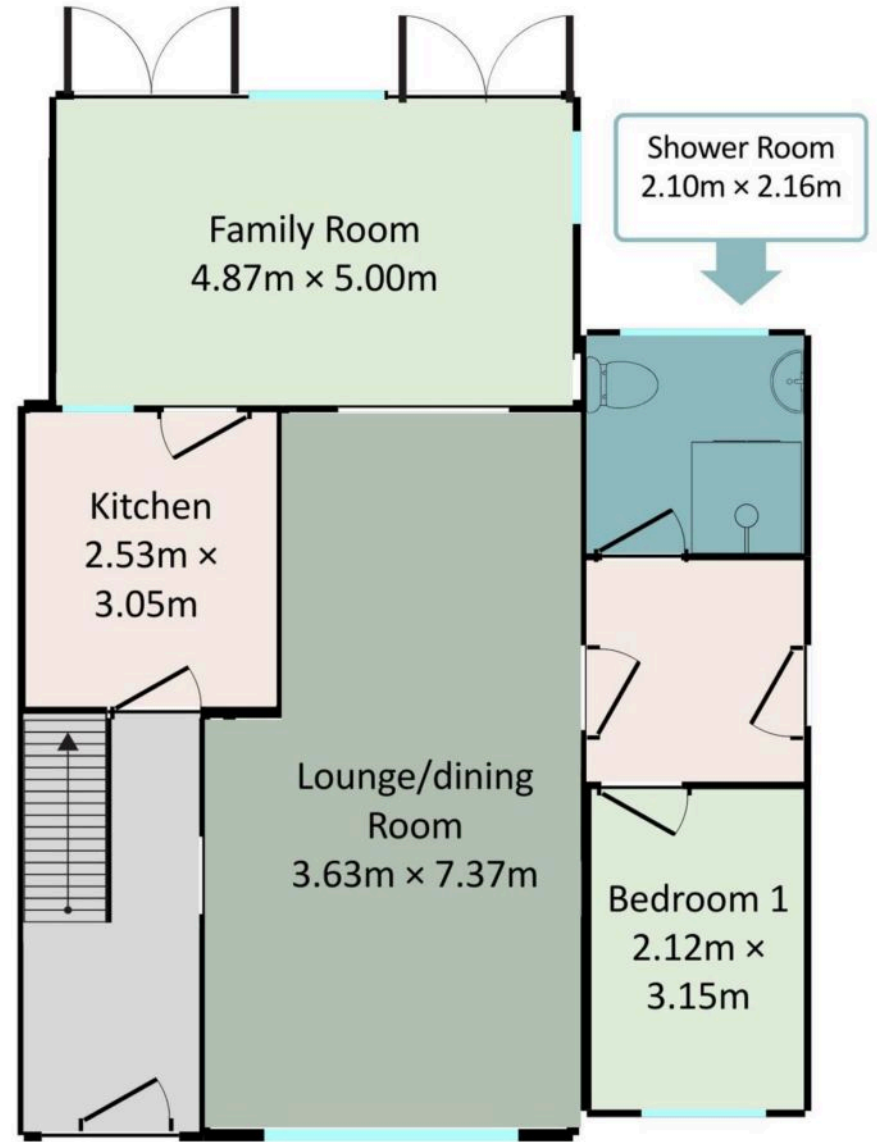
Bedroom 2
3.62m x 3.65m

Bedroom 3
3.58m x 3.61m

Bedroom 4
2.18m x 2.41m

Total rooms area: 37.5 sq m
Total area: 39.3 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
FOR ILLUSTRATIVE PURPOSES ONLY.



Shower Room
2.10m x 2.16m

Family Room
4.87m x 5.00m

Kitchen
2.53m x 3.05m

Lounge/dining
Room
3.63m x 7.37m

Bedroom 1
2.12m x 3.15m

Total rooms area: 74.6 sq m
Total area: 75.7 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
FOR ILLUSTRATIVE PURPOSES ONLY.





Brions Estate Agents

3 Westmead Princes Risborough, Buckinghamshire

01296 532326 / 01844 872066 • •