





# Brindle Lodge, Shootacre Lane, Princes Risborough, Bucks, HP27 9EH

An extended, four/five bedroom detached chalet bungalow offering versatile ground floor accommodation that has been well maintained and is in good condition throughout. The location is privileged being on the outskirts of Princes Risborough, surrounded by countryside and the rolling Chiltern Hills and yet only a 1km walk of the mainline railway station to London Marylebone. The accommodation includes; entrance hall, double aspect lounge, dining room, study, conservatory, second reception/bedroom five, modern fitted kitchen with larder, utility area, master bedroom with modern en-suite shower room, three further spacious bedrooms, family bathroom. The property also benefits from; gas central heating to radiators, UPVC double glazing, large south-west facing rear gardens backing open countryside, garage with internal door to kitchen, carriage driveway parking. NO ONWARD CHAIN.

**STUNNING COUNTRYSIDE VIEWS**

**VERSATILE ACCOMMODATION**

**1KM WALK OF RAILWAY STATION**

**FOUR/FIVE RECEPTION ROOMS**

**FOUR/FIVE BEDROOMS**

**TWO BATHROOMS**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

**GARAGE WITH CARRIAGE DRIVEWAY**

**NO ONWARD CHAIN**





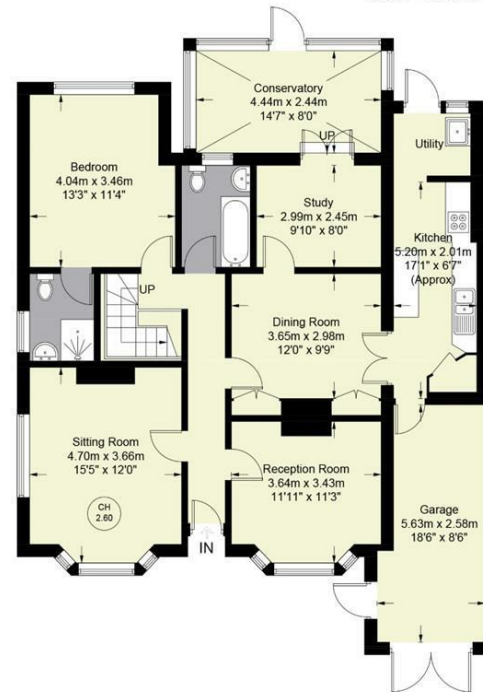




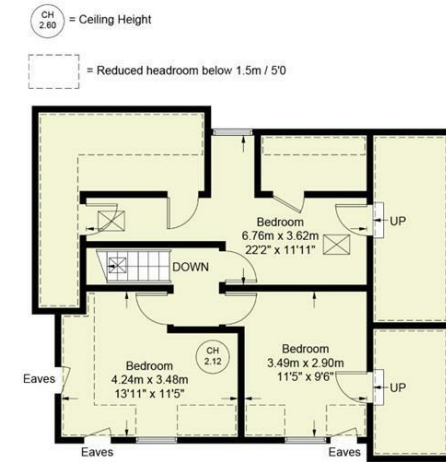


## Brindle Lodge

Approximate Gross Internal Area  
Ground Floor = 1362 sq ft / 126.5 sq m  
(Including Garage)  
First Floor = 782 sq ft / 72.7 sq m  
Total = 2144 sq ft / 199.2 sq m



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Hursts** Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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